

# Historic Architectural Review Commission

## Staff Report Item 6

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**Meeting Date:** April 24, 2014

**Applicant:** Michael Miller, Architect

**Application Number:** H14-01-0416

**Address:** #533 Eaton Street

**Description of Work:** Major Development Plan- New windows, fire escape and penthouse. New color scheme.

**Building Facts:** The building located on #533 Eaton Street is listed as a contributing resource. The art deco building was built ca. 1950 as the Scottish Rite Masonic Center. The original building was built as a two story cbs structure. During 1965 a third story was added with a metal frame roof. Since its original days the first floor was always dedicated to commercial spaces. The City Electric Business Office, now Keys Energy, once was located in the first floor.

The project received Planning Board and City Commission approvals including Major Development Plan for the Studios of Key West, height variance for setback requirements and special exception for alcohol consumption.

**Guidelines Cited in  
Review:**

Secretary of the Interior's Standards (pages 16-23), specifically Standards 1, 5, 9 and 10.

Windows (pages 29-30), specifically guideline 3.

Additions/ alterations and new construction (pages 36-38 a), specifically guidelines 1 through 7.

### Staff Analysis

The Certificate of Appropriateness proposes the renovation and re adaptive use of the old Scottish Rite Masonic center into the new facilities for the Studios of Key West. A roof garden is proposed over the third floor that will include the extension of the elevator shaft, a small covered terrace with stairs and railings

for safety. The plan includes a new emergency exterior metal stair that will be located on the north side of the building.

The plan proposes new aluminum windows and impact louvers. For the first floor elevations on Eaton and Simonton Streets the plan proposes new doors and storefront windows with glass block as a base datum for the storefronts. An operable glass panel will be installed in the corner entrance. A new color scheme is also proposed as part of the application.

### **Consistency with Guidelines**

The submitted drawings depict a design that will made minimum modifications to the exterior of the existing art deco building. The adaptive use proposed will not have any effect on the existing historic fabric.

1. The proposed windows will be in keeping with the historic ones in terms of materials, fenestration sizes and design, as guidelines recommend.
2. The proposed extension of the elevator shaft and new covered entrance to the roof will have minimal visibility from the west side of Eaton Street. Those new additions will not detract or affect the massing and scale of the building or surrounding historic structures.
3. The existing commercial first floor facades storefronts have been altered through time. The proposed design for such elevations will be in keeping with the architectural style of the building and will be compatible to the building in design, materials and textures.
4. The proposed exterior metal emergency stair will not be exposed to primary elevations. There is an existing emergency metal stair on the same area where the proposed staircase will be located.
5. The proposed color scheme is compatible and appropriate for an art deco building. The proposed colors will emphasize the architectural volumes and details of the facades.

It is staff opinion that the proposed design is consistent with many guidelines and with the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The proposed re adaptive use of the historic building will create minimum changes to the façade and will bring the building to its splendor art deco period.

# **Application**

AK 1004294

HISTORIC ARCHITECTURAL REVIEW APPLICATION



CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS

03-04-2014 010416

APPLICATION # \_\_\_\_\_

OWNER'S NAME: **STUDIOS OF KEY WEST** DATE: **3.3.14**

OWNER'S ADDRESS: **600 WHITE STREET** PHONE #: \_\_\_\_\_

APPLICANT'S NAME: **MICHAEL MILLER** PHONE #: **2947684**

APPLICANT'S ADDRESS: **517 DUVAL ST SUITE 200 KW**

ADDRESS OF CONSTRUCTION: **533 EATON ST 101 KW** # OF UNITS: **1**

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:  
**MAJOR DEVELOPMENT PLAN: INTERIOR ALTERATIONS; NEW WINDOWS, FIRE ESCAPE & PENITIBUSE**

Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: **3.3.14**  
Applicant's Signature: *[Signature]*

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC

OPET: KEYWIDOW SAMPLE: CC Drawer: 1  
Date: 4/14/14 55 Receipt no: 23947

PT 2014 1000416

# BUILDING PERMITS-NEW	State Use Only \$100.00
Trans number:	3008747
VM VISA/MSDAME:	\$100.00
Trans date:	Staff Approval Time: 17:09:35
Fee Due:	\$ _____

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Deferred \_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

Building is listed as a contributing resource. Built  
1950, third floor was added in 1961. art deco style.  
• Guidelines for windows.  
• additions.  
• secretary of the Interior's guidelines.

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

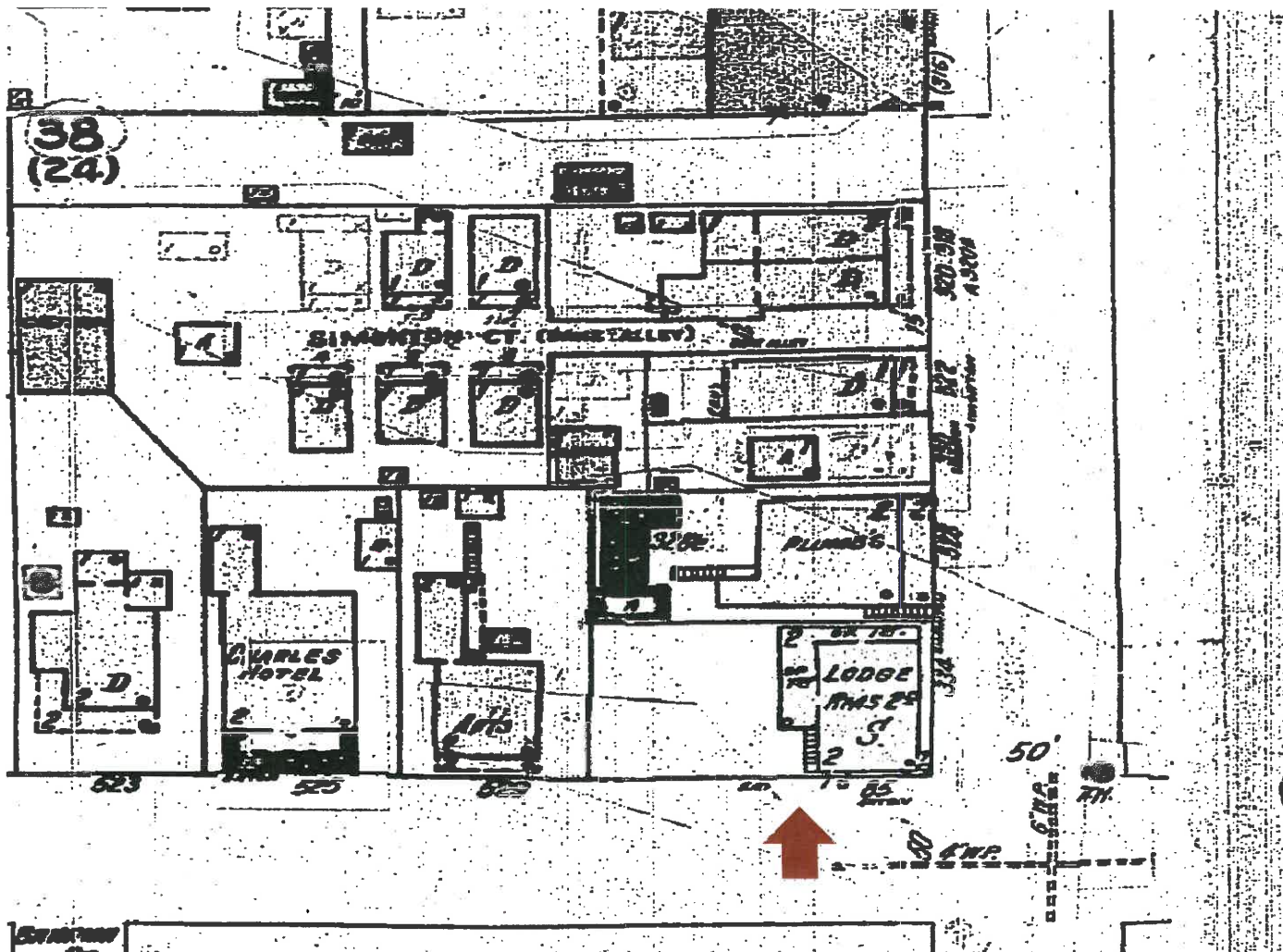
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\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Sanborn Maps**



#533 Eaton Street Sanborn map 1948





# Project Photos



**#535 Eaton Street circa 1940. The Old Masonic Hall. Monroe County Library**



**Ground breaking for the Scottish Rite Masonic Temple July 1950. Monroe County Library**



**#535 Eaton Street circa 1950. Monroe County Library**



**#533 Eaton Street circa 1961 when third floor was under construction. Monroe County Library**



**#533 Eaton Street circa 1965. Monroe County Library**



© 2014 Google  
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US Dept of State Geographer  
© 2014 INEGI

Google earth





Google earth







Buddha Beauty Bar

COLOR

HAIR

KERATIN





SCOTTISH RITE MASONIC  
CENTER

**SBX** COMMERCIAL REAL ESTATE LLC  
**BUILDING FOR SALE**  
ZONING HNC-1 - 13,600  
DO NOT DISTURB  
Peter H Batty  
(202) 462-1111





330  
Simonton



CLOSED

PULL

PULL





BOSTTICH RPT  
SONIC

SBX COMM. - ALL RENT EXPENSE LLC  
BUILDING FOR SALE  
ZONING: MFC-1 - 13,631 SQ. FT.  
DO NOT DISTURB TENANTS  
Peter H. Barry Jeff Searcy  
(305) 797-0836 (305) 923-9397  
OFFICE: (305) 797-7579













NO  
PARKING  
HERE  
TO  
CORNER





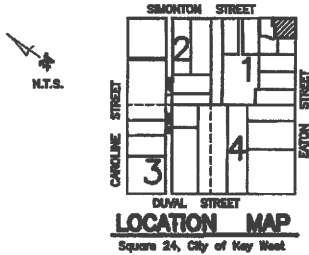


The Cottage

BOSTON RATE TALKING CENTER

FOR SALE  
CALLING FOR SALE  
PROPERTY FOR SALE  
CALLING FOR SALE  
CALLING FOR SALE

# Survey



**LEGAL DESCRIPTION:**

Parcel "A", O.R G-4, Page 189

On the Island of Key West, and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), Commencing at the corner of Simonton and Eaton Streets, and running thence along Eaton Street in a Southwesterly direction Ninety-six (96) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction Ninety-six (96) feet to Simonton Street; thence at right angles in a Southeasterly direction and along Simonton Street Fifty (50) feet to the place of beginning.

**AND**

Parcel "B", O.R 831, Page 2487

On the Island of Key West, Florida, and known on William A. Whitehead's map, delineated in February, A.D. 1829 as a part of Lot One (1), in Square Twenty-four (24), and more particularly described by metes and bounds as follows:

Commencing at the Northwest corner of Simonton and Eaton Streets run in a Northwesterly direction along the Westerly right of way of Simonton Street for a distance of Fifty (50) feet to a point of Beginning; thence continue in a Northwesterly direction along the Westerly right of way line of Simonton Street for a distance of Eight (8) feet; thence at right angles in a Southwesterly direction for a distance of Fifty (50) feet; thence at right angles in a Southeasterly direction for a distance of Eight (8) feet; thence at right angles in a Northeasterly direction for a distance of Fifty (50) feet back to the point of Beginning.

**SURVEYOR'S NOTES:**

North arrow based on assumed median.  
Reference bearing, R/W Simonton Street  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324

**Monumentation:**

- ⊕ = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Bar, P.L.S. No. 1587
- ▲ = Found P.K. Nail, P.L.S. No. 2749
- △ = Set P.K. Nail, P.L.S. No. 2749

**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- fd. = Found
- p. = Plat
- m. = Measured
- o/h = Overhead
- wd. = Wood
- N.T.S. = Not to Scale
- Ⓢ = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- A/C = Air Conditioner

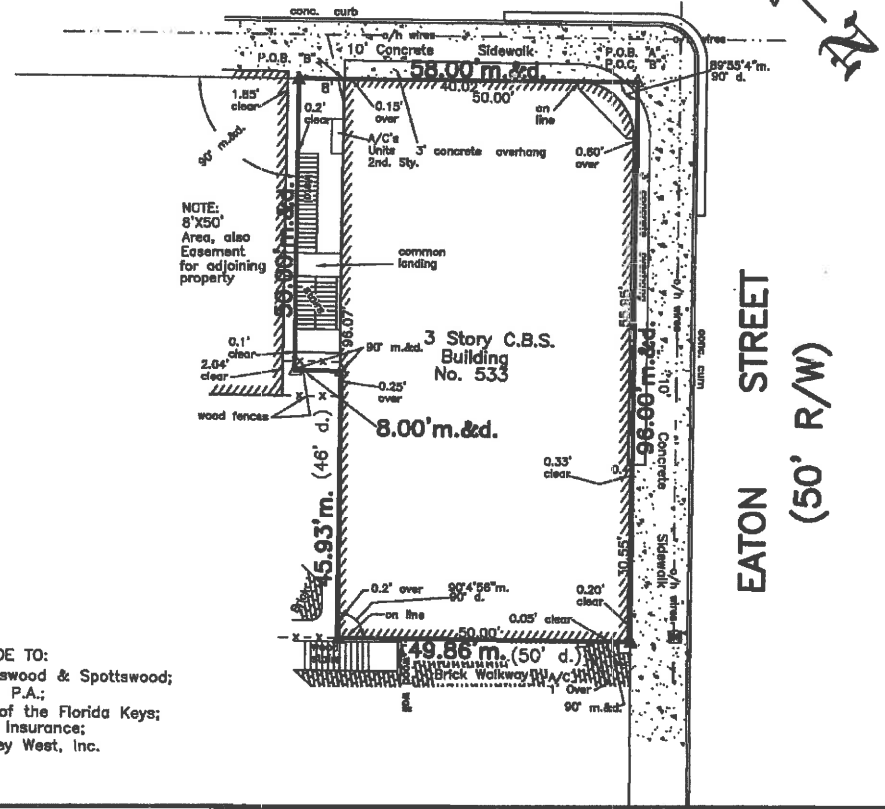
**CERTIFICATION:**

I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 474.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

**SIMONTON STREET  
(50' R/W)**



**CERTIFICATION MADE TO:**  
Spottswood, Spottswood & Spottswood;  
Gregory D. Davlia, P.A.;  
First State Bank of the Florida Keys;  
Old Republic Title Insurance;  
The Studios of Key West, Inc.

The Studios of Key West, Inc. 533 Eaton Street, Key West, Fl. 33040			
<b>BOUNDARY SURVEY</b>		Dwn No.: 13-203	
Scale: 1"=20'	Ref. 210-70	Flood panel No. 1518 K	Dwn. By: F.H.H.
Date: 4/24/13		Flood Zone: X	Flood Elev. —
REVISIONS AND/OR ADDITIONS			
10/17/13: Corrected cartn. survey not updated			
f:/datafred/dwg/keywest/block 24/533 Eaton			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhildeb1@bellsouth.net  
L.B. No. 7700

# **Planning Board Resolution**



**PLANNING BOARD  
RESOLUTION NO. 2014-16**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING MAJOR DEVELOPMENT PLAN, CONDITIONAL USE AND LANDSCAPE WAIVER APPROVALS PURSUANT TO SECTIONS 108-91.A.2., 108-517, 122-62 AND 122-808 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA FOR THE ADAPTIVE REUSE OF A FORMER SCOTTISH RITE MASONIC CLUB/LODGE BUILDING INTO NEW ART STUDIO CLASSROOMS, OFFICES AND EXHIBITION SPACES ON PROPERTY LOCATED AT 533 EATON STREET (RE # 00004130-000000, AK # 1004294) IN THE HISTORIC NEIGHBORHOOD COMMERCIAL – TRUMAN/SIMONTON (HNC-1) ZONING DISTRICT; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 108-91 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that within the Historic District, a Major Development Plan is required for the addition or reconstruction of equal to or greater than 2,500 square feet of gross floor area; and

**WHEREAS**, the applicant proposes to use the property for new art studio classrooms, offices and exhibition spaces, which are considered cultural and civic activities and are conditional uses within the Historic Neighborhood Commercial – Truman/Simonton (HNC-1) Zoning District pursuant to Code Section 122-808(3); and

**WHEREAS**, the applicant has requested waivers to the City’s landscaping requirements pursuant to City Code Section 108-517; and

**WHEREAS**, Code Sections 108-196(a) and 122-62(a) require the Planning Board to review

RMK Chairman

DC Planning Director

and approve, approve with conditions or deny the proposed Major Development Plan and Conditional Use in an advisory capacity to the City Commission; and

**WHEREAS**, Code Section 108-517(a) requires the Planning Board to consider the landscape waiver request and render the final action; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on March 13, 2014; and

**WHEREAS**, the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the Planning Board finds that the granting of a Major Development Plan, Conditional Use and Landscape Waiver application is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The Major Development Plan, Conditional Use and Landscape Waiver for the adaptive reuse of a former Scottish Rite Masonic club/lodge into new art studio classrooms, offices and exhibition spaces on property located at 533 Eaton Street (RE # 00004130-000000, AK # 1004294) in the HNC-1 Zoning District pursuant to Sections 108-91.A.2., 108-517, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans dated March 4, 2014, is hereby approved with the following

RWK Chairman

DC Planning Director

conditions:

**General conditions:**

1. This approval shall not become effective until the concurrent applications for height variance and easement are approved and effective.
2. The roof shall not be used for any commercial activities that are unrelated to the principal uses, but may serve as an accessory use. ✓
3. The new storage attic on the second floor mezzanine shall have a floor-to-ceiling height less than seven (7) feet so as not to increase the nonconforming floor area ratio of the property.
4. The proposed trash bin area shall be screened pursuant to Code Section 108-279. If front-end loaded dumpsters are used, they shall comply with Code Section 108-280.
5. Any new exterior lighting shall be designed to "Dark Sky" lighting standards and comply with City Code Section 108-284.
6. All signs shall comply with City Code Chapter 114 and Historic Architectural Guidelines.
7. A full traffic study shall be submitted to the Planning Department by Monday, March 17, 2014.

**Conditions prior to issuance of a building permit:**

8. Approval of a Public Art Plan shall be obtained from the AIPP Board, pursuant to City Code Section 2-487, and may include payment of an in-lieu fee.

**Conditions prior to issuance of a Certificate of Occupancy:**

9. On-site artwork shall be installed and inspected by the City pursuant to Section 2-487.

10. The portion of the existing mezzanine level shall be modified or demolished, as indicated on the floor plans, so that portion of the mezzanine shall not be including in the gross floor area or floor area ratio of the property.

11. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above conditions.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Development Plan, Conditional Use and Landscape Waiver application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Economic

  
\_\_\_\_\_  
Chairman

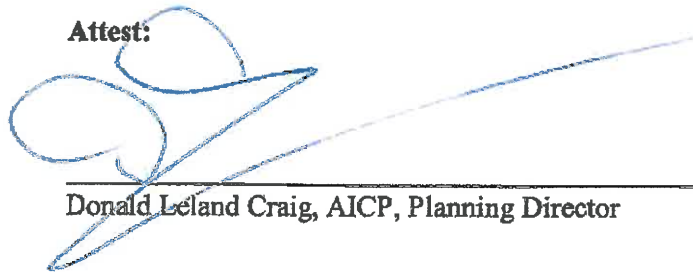
  
\_\_\_\_\_  
Planning Director

Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 13th day of March, 2014.

Authenticated by the Chairman of the Planning Board and the Planning Director.

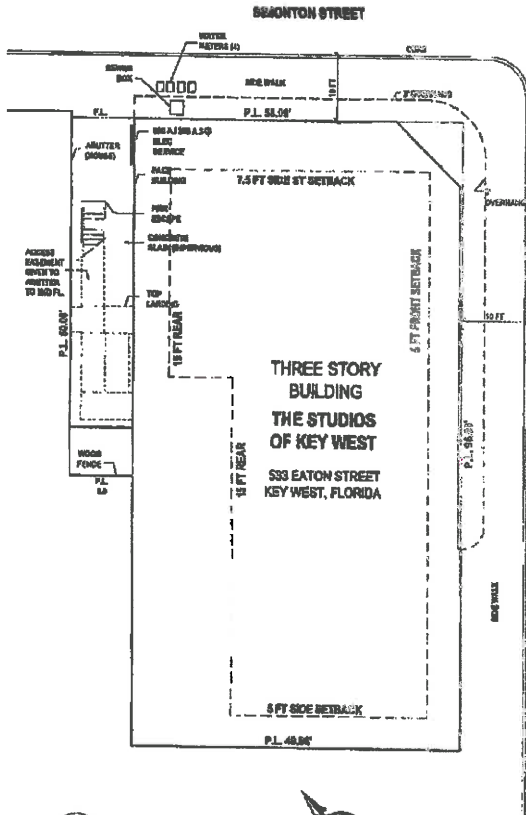
  
Richard Klifenick, Planning Board Chairman 3/19/2014  
Date

Attest:  
  
Donald Leland Craig, AICP, Planning Director 3.19.14  
Date

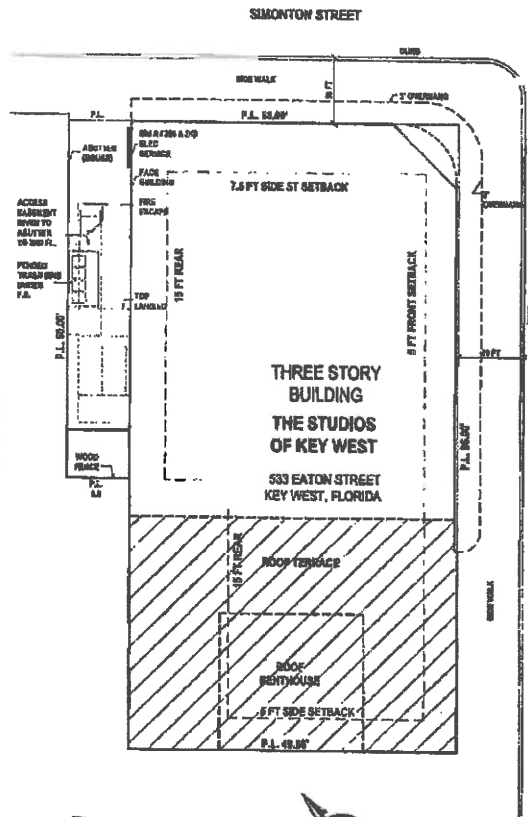
Filed with the Clerk:

  
Cheryl Smith, City Clerk 3-20-14  
Date

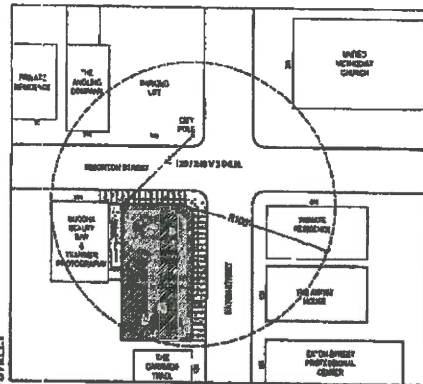
\_\_\_\_\_  
Chairman  
 \_\_\_\_\_  
Planning Director



1 EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



3 NEIGHBORHOOD PLAN  
SCALE: N/A

CITY ZONING REQUIREMENTS

ZONE	MHC-1
LOT SIZE	3,960 sq ft
SETBACKS	
Front (Street)	5 FT
Side (Street)	5 FT
Rear (Street)	5 FT
Street Side (Rear)	7.5 FT
Rear (Rear)	5 FT
Side (Rear)	5 FT
Street Side (Rear)	5 FT
Rear (Rear)	5 FT
Side (Rear)	5 FT
Street Side (Rear)	5 FT
Rear (Rear)	5 FT
Side (Rear)	5 FT
Street Side (Rear)	5 FT

LOT COVERAGE	
Maximum Allowable	80%
Building	80%
Proposed	80%
FLOOR AREA RATIO	
Maximum Allowed F.A.R.	1.1
Maximum Allowed Floor Area	4,356 sq ft
Existing Floor Area	11,500 sq ft
Existing F.A.R.	2.90
Proposed Floor Area	11,700 sq ft
Proposed F.A.R.	2.94

STORMWATER COVERAGE	
Maximum Allowable	80%
Building	80%
Proposed	80%
STORMWATER CAP.	
Minimum Allowable	12'-0" FT
Building	12'-0" FT
Proposed	12'-0" FT

PERMITS	
In Existing Water Area	None
FEMA CRITERIA	
FLOOD ZONE	X

**EXISTING STORMWATER RETENTION CALCULATIONS**

STORMWATER RETENTION	
A. LOT AREA: 3,960 SF	
B. IMPERVIOUS (PERVIOUS) AREAS	
1. Paved	4,780 SF
2. Parking	480 SF
Total: 5,260 SF	
C. STORMWATER CALCULATIONS	
1. Impervious Coverage = 80%	
2. Retained = 30 X 2.0 = 0.60	
3. Cubic Feet of Retention Required =	
Lot Area in SF X Retention In Depth	
3,960 SF X 1.00 FT	
= 3,960 CU FT	
4. Retention Area Provided Using Existing Property	None

**PROPOSED STORMWATER RETENTION CALCULATIONS (NO CHANGE)**

STORMWATER RETENTION	
A. LOT AREA: 3,960 SF	
B. IMPERVIOUS (PERVIOUS) AREAS	
1. Paved	4,780 SF
2. Parking	480 SF
Total: 5,260 SF	
C. STORMWATER CALCULATIONS	
1. Impervious Coverage = 80%	
2. Retained = 30 X 2.0 = 0.60	
3. Cubic Feet of Retention Required =	
Lot Area in SF X Retention In Depth	
3,960 SF X 1.00 FT	
= 3,960 CU FT	
4. Retention Area Provided Using Existing Property	None

JML  
3-14-14

NICOLE MILLER ARCHITECTS

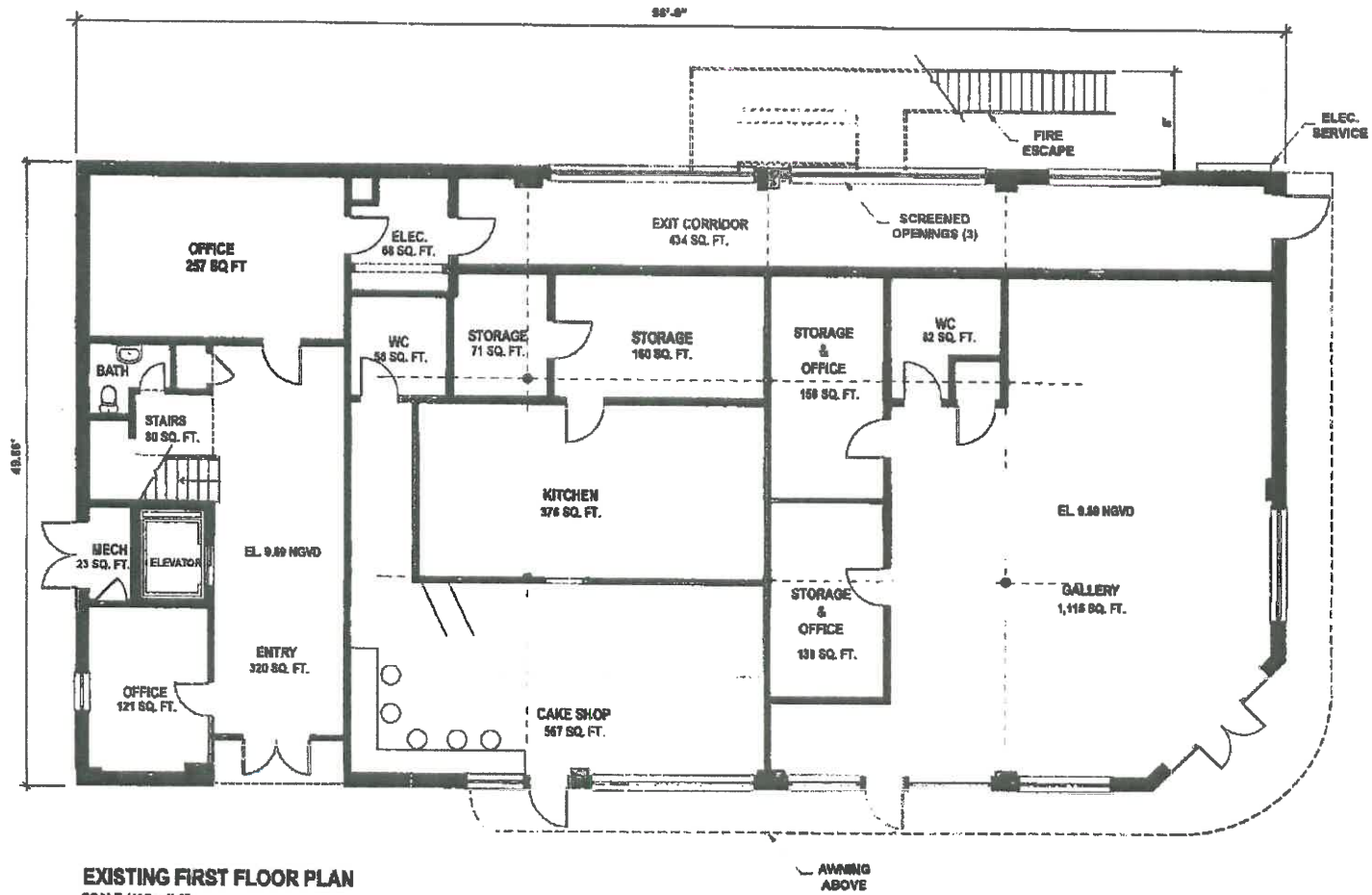
**THE STUDIOS OF KEY WEST**

533 EATON STREET  
KEY WEST, FLORIDA

DRAWN: 01-14-14  
DATE: 03-14-14  
SCALE: AS SHOWN  
DRAWN BY: JML  
CHECKED BY: JML  
PROJECT NO: 000

**SITE PLAN AND NEIGHBORHOOD PLAN**

C1



**EXISTING FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4,638 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*MJC*  
*QC*  
*3/14-14*

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

800 HAYDEN STREET  
KEY WEST, FLORIDA

PROJECT: EL-07-14

DATE: 07/20/14

SCALE: AS SHOWN

DATE: 07/20/14

PROJECT: EL-07-14

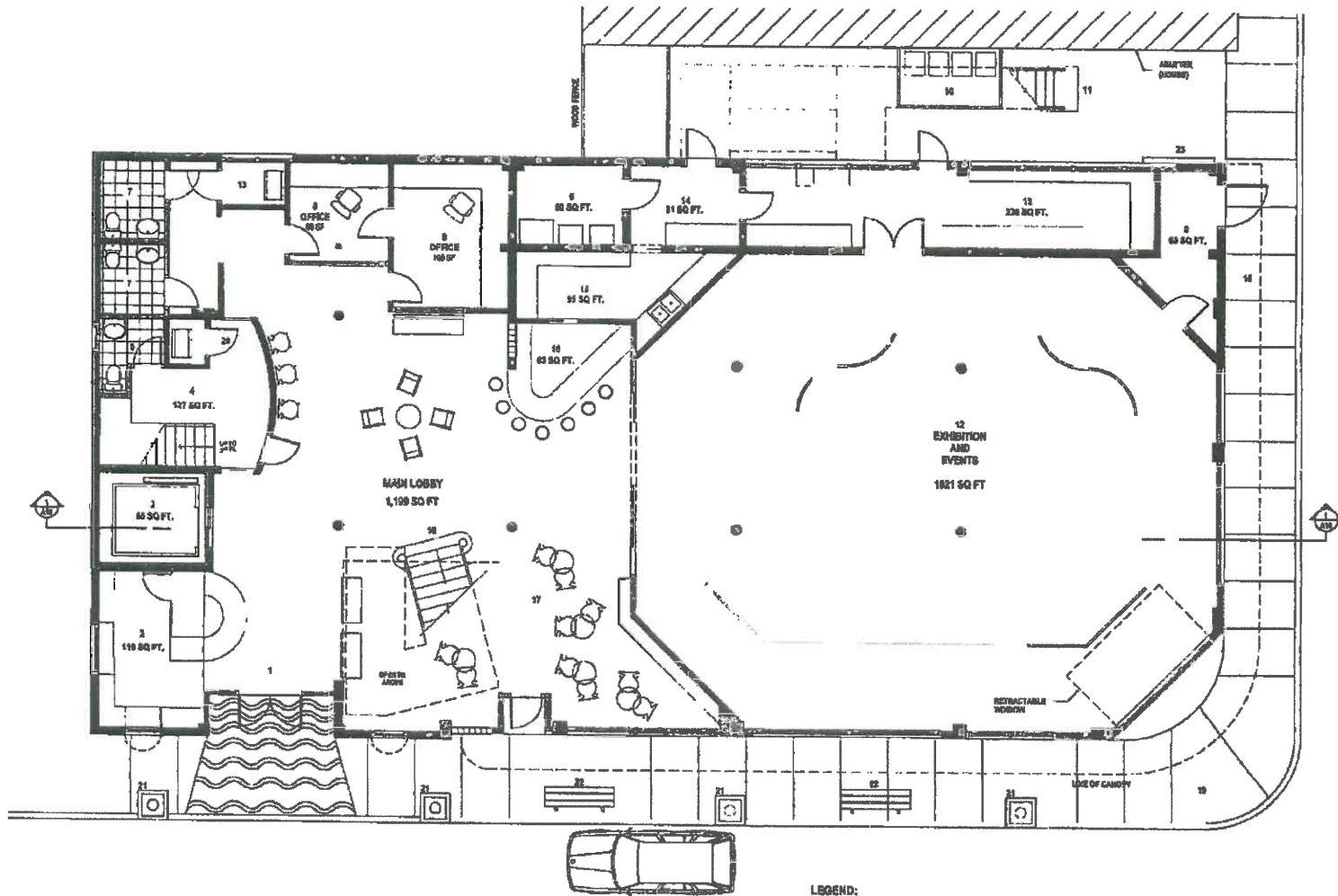
DATE: 07/20/14

**EXISTING FIRST  
FLOOR PLAN**

**EX1**

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*pink*  
*OK*  
*3.19.14*



**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,630 GROSS SQUARE FEET

- LEGEND:**
- |                                  |                     |                          |                          |                    |
|----------------------------------|---------------------|--------------------------|--------------------------|--------------------|
| 1 ENTRANCE                       | 6 ELECTRICAL CLOSET | 11 FIRE ESCAPE (UP)      | 16 CATERING KITCHEN      | 20 JANITORS CLOSET |
| 2 RECEPTION BOX OFFICE AND GIFTS | 7 BATHROOMS         | 12 EXHIBITION AND EVENTS | 17 BAR SEATING           | 21 PLANTER         |
| 3 ELEVATOR                       | 8 OFFICE            | 13 STORAGE               | 18 STAIR TO 2ND FL LOBBY | 22 BENCHES         |
| 4 EGRESS STAIR                   | 9 FIRE EXIT         | 14 OFFICE                | 19 SIDEWALK              | 23 ELEC SERVICES   |
| 5 BATHROOM                       | 10 TRASH BINS       |                          |                          |                    |

MICHAEL MILLER ARCHITECTS  
 1000 W. 1ST ST.  
 SUITE 200  
 MIAMI BEACH, FL 33139  
 PHONE: 305.673.1111  
 FAX: 305.673.1112  
 WWW.MMA-FL.COM

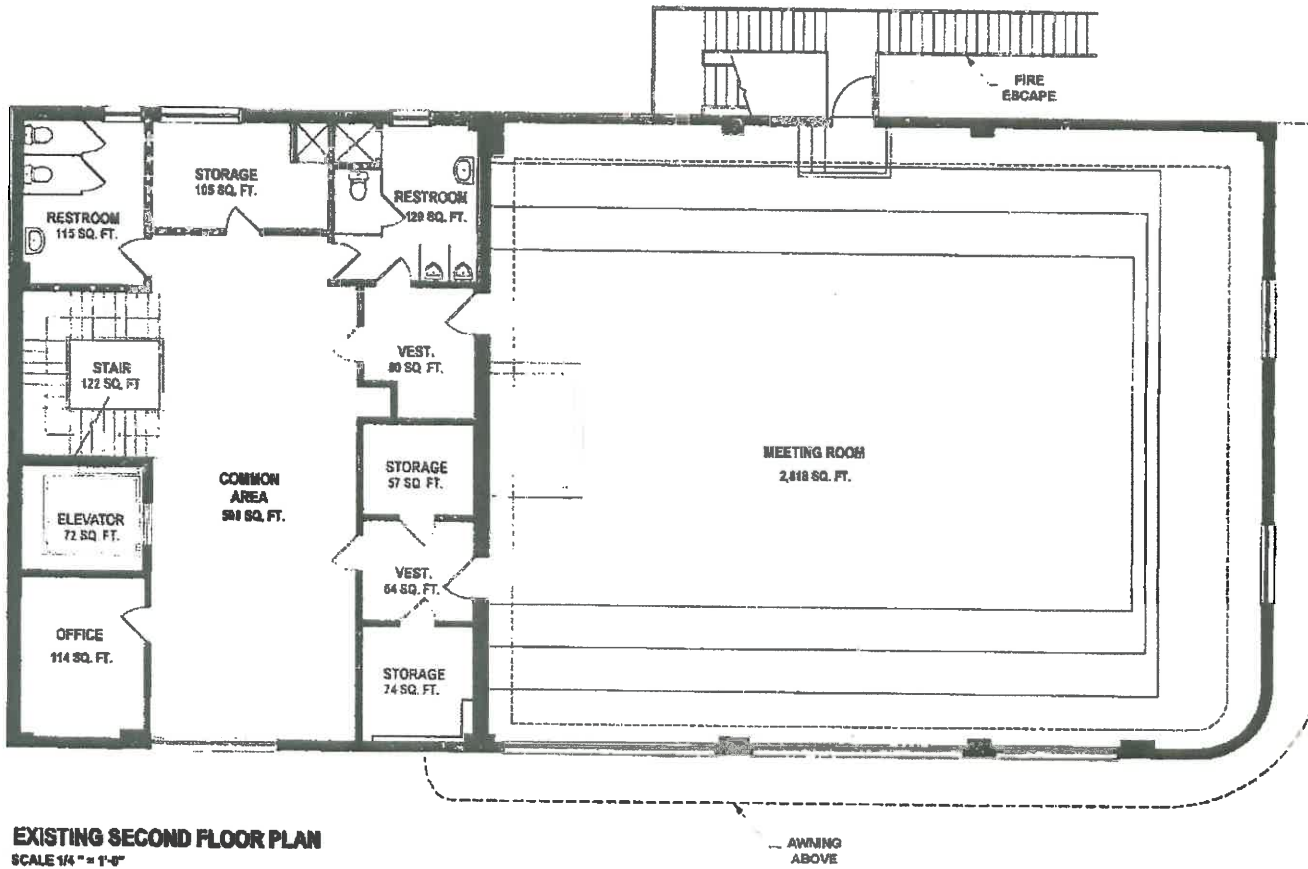
**THE STUDIOS OF KEY WEST**  
 800 BAYTON STREET  
 KEY WEST, FLORIDA

**PROPOSED FIRST FLOOR PLAN**

**A1**

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**EXISTING SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4,713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

*mk*  
DC  
3.14.14

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

635 BAYTON STREET  
KEY WEST, FLORIDA

ISSUED: 10-04-10

DATE: 10/10/10

DATE: 10/10/10

DATE: 10/10/10

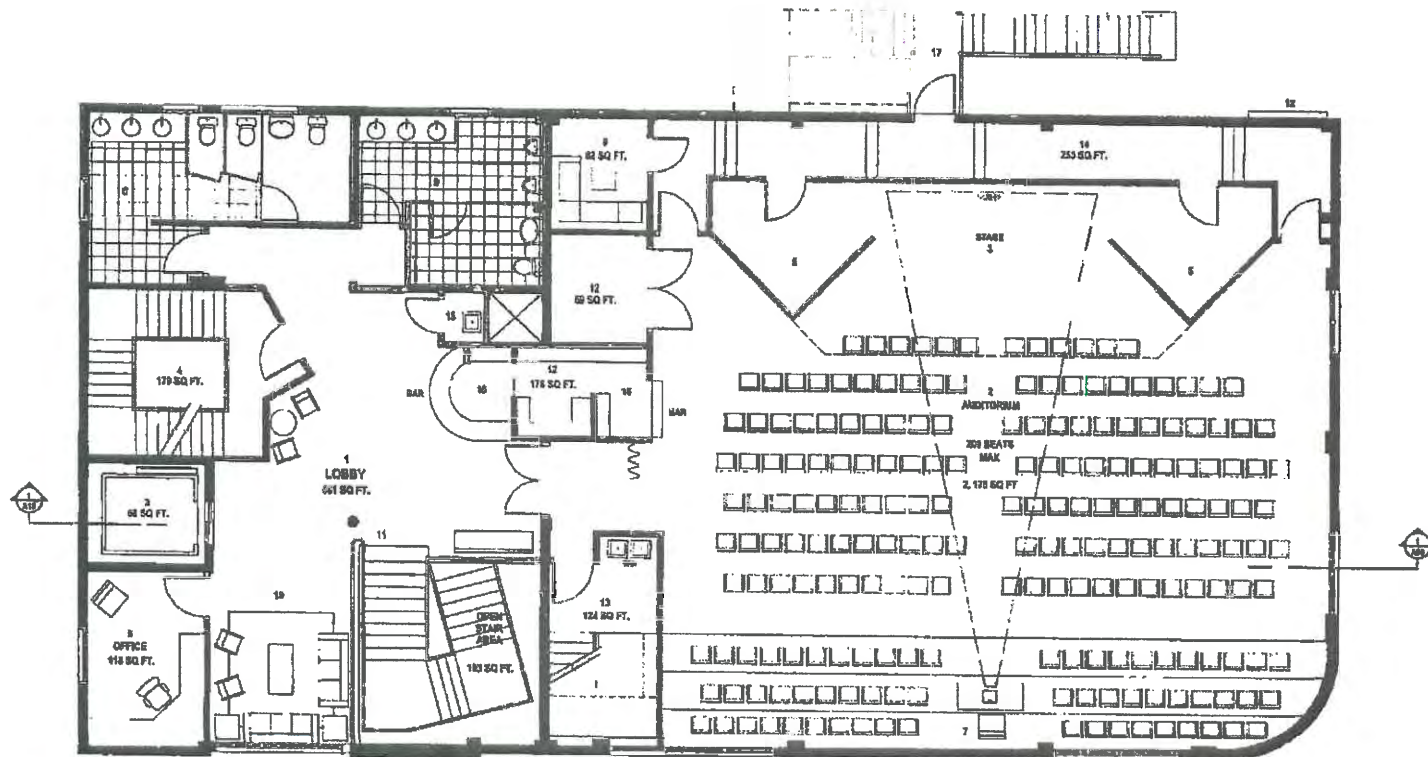
DATE: 10/10/10

DATE: 10/10/10

**EXISTING SECOND  
FLOOR PLAN**

**EX2**

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**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4,713 GROSS SQUARE FEET

**LEGEND:**

- |                |                    |  |                    |
|----------------|--------------------|--|--------------------|
| 1 LOBBY        | 7 CONTROL PANEL    | 11 STAIR TO FIRST FLOOR LOBBY              | 14 EGRESS CORRIDOR |
| 2 AUDITORIUM   | 8 WOMEN'S BATHROOM | 12 STORAGE BAR                             | 15 JANITORS CLOSET |
| 3 STAGE        | 9 MEN'S BATHROOM   | 13 STORAGE AND ACCESS TO MEZZANINE STORAGE | 16 BAR             |
| 4 EGRESS STAIR | 10 LOUNGE SEATING  |  | 17 FIRE ESCAPE     |
| 5 SIDE STAGE   |                    |  |                    |
| 6 GREEN ROOM   |                    |  |                    |

KMP

OC >.19-14

---

MICHAEL MILLER ARCHITECTS

---

**THE STUDIOS OF KEY WEST**

830 BAYVIEW STREET  
KEY WEST, FLORIDA

---

DESIGNED BY  
DRAWN BY  
SCALE 1/4" = 1'-0"  
DATE 11.14.14  
CHECKED BY  
PROJECT NO. 1410

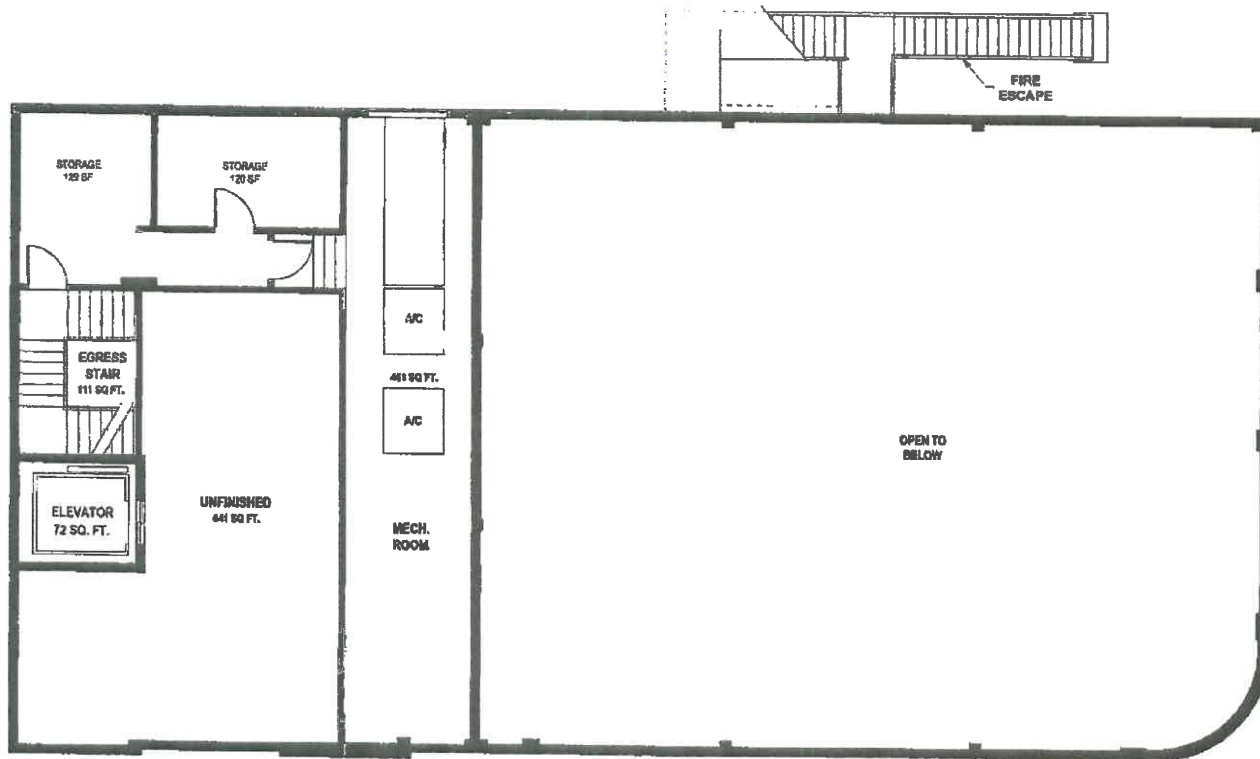
---

**PROPOSED SECOND FLOOR PLAN**

---

A2

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**EXISTING SECOND FLOOR MEZZANINE PLAN**

SCALE 1/4" = 1'-0"

1, 772 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

cut

OC

3.6.14

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

433 BAYHaven STREET  
KEY WEST, FLORIDA

ARCHITECT 02-04-14

DATE 12-2013

DRAWN BY

CHECKED BY

CALCULATED BY

PROJECT NO.

**EXISTING  
SECOND FLOOR  
MEZZANINE PLAN**

EX3

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Dunk  
PC  
J.V. 14

MICHAEL MILLER ARCHITECTS

1111 W. BAY STREET  
SUITE 100  
KEY WEST, FLORIDA 33440

**THE STUDIOS  
OF KEY WEST**

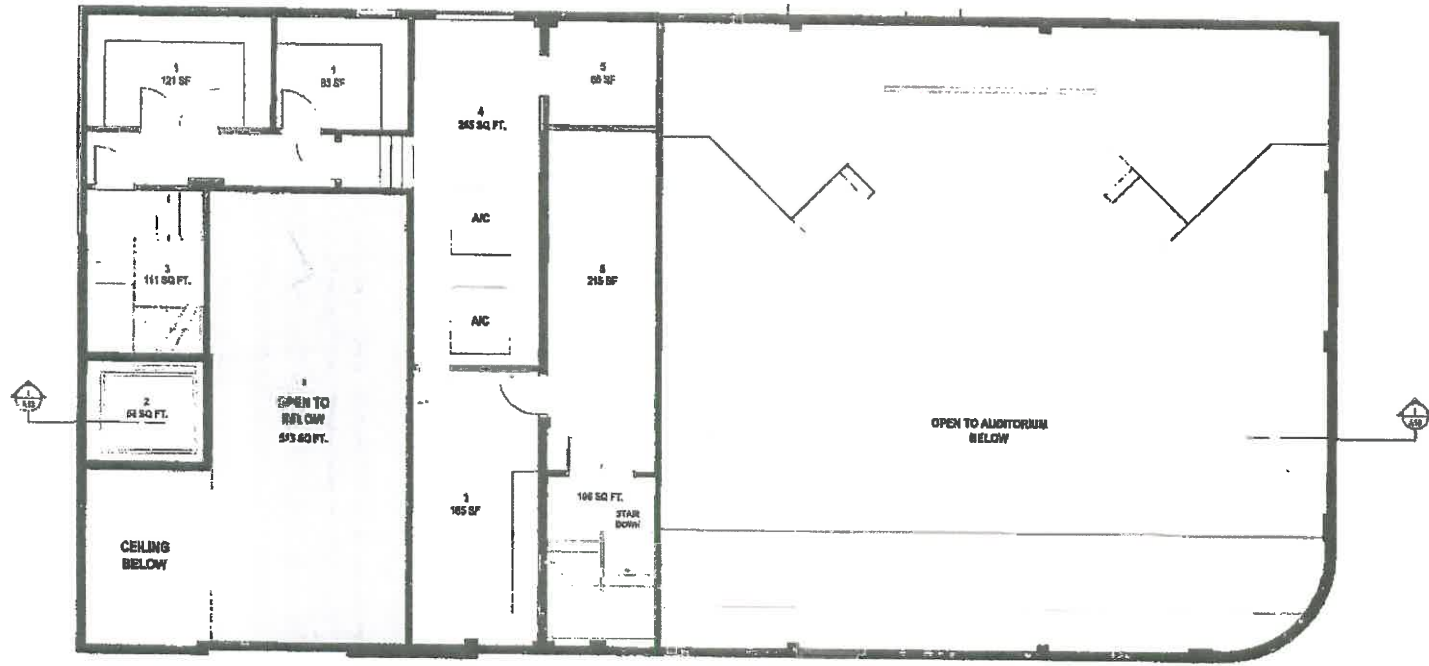
125 BAYVIEW STREET  
KEY WEST, FLORIDA

DATE: 01/14/14
SCALE: AS SHOWN
DRAWN BY: J.M.
CHECKED BY: J.M.
PROJECT NO.: 10000000000000000000

**SECOND FLOOR  
MEZZANINE PLAN**

A3

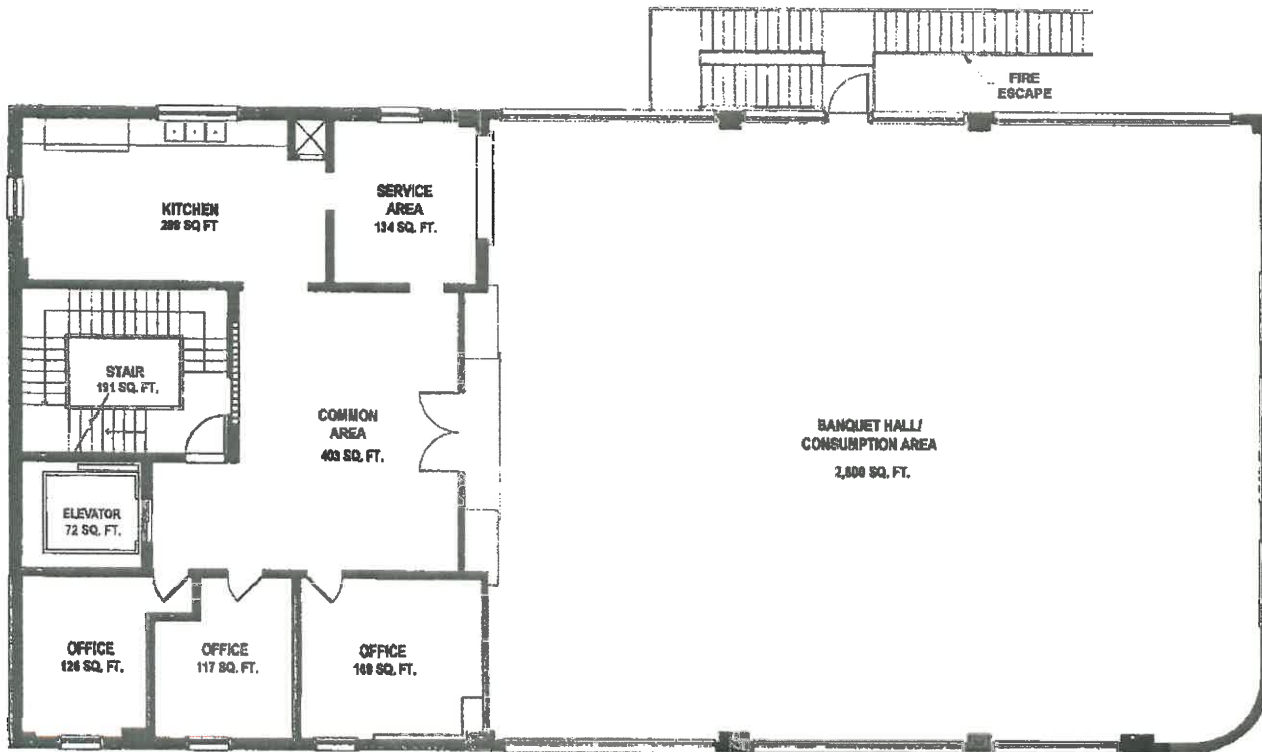
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**SECOND FLOOR MEZZANINE PLAN**  
SCALE 1/4" = 1'-0"  
2,195 GROSS SQUARE FEET

513 SQ FT ADDED TO FLOOR AREA

- LEGEND:**
- 1 STORAGE
  - 2 ELEVATOR
  - 3 EGRESS STAIR
  - 4 MECHANICAL ROOM
  - 5 STORAGE ATTIC



**EXISTING THIRD FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4, 713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

MML

OC

3.6.14

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

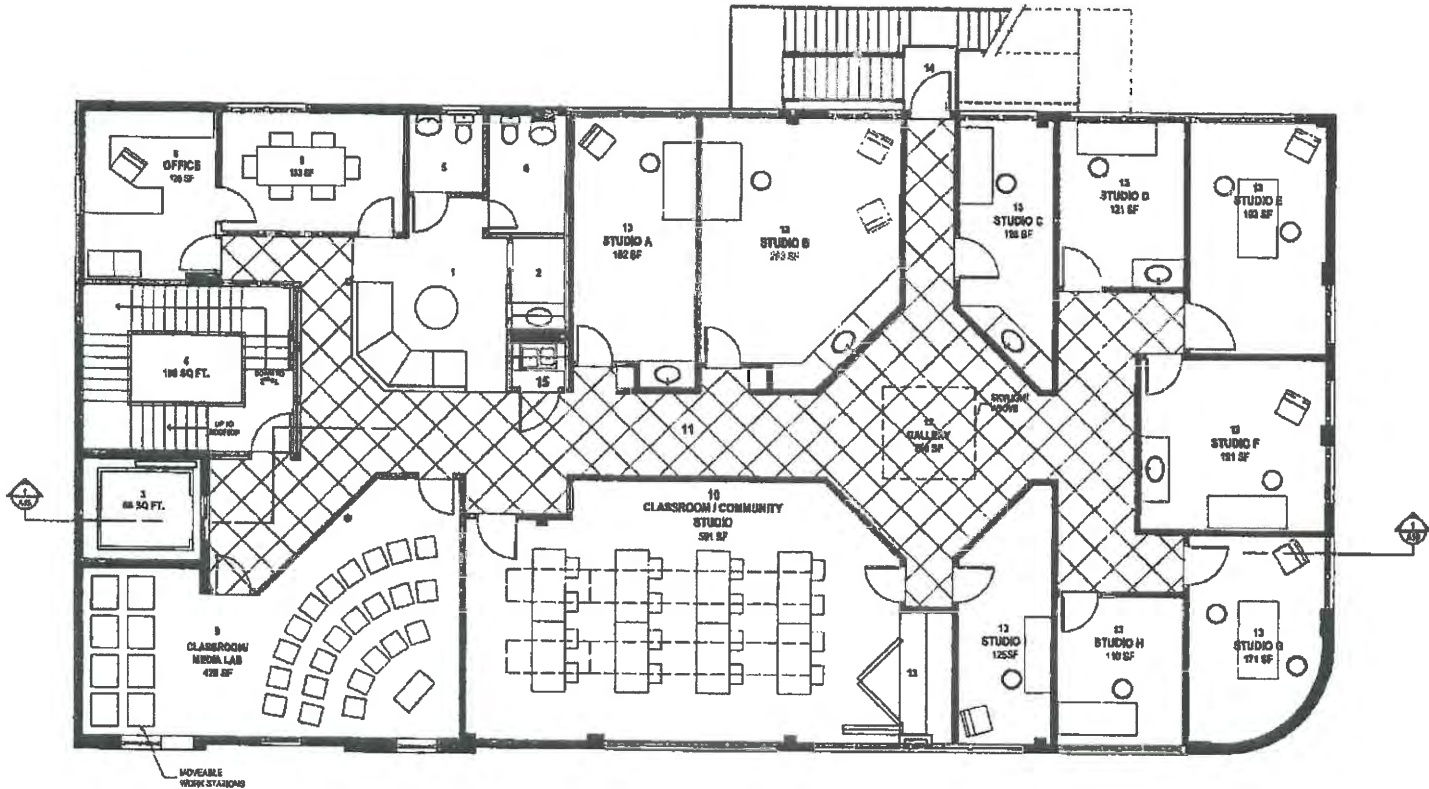
533 BAYON STREET  
KEY WEST, FLORIDA

DATE: 03-01-14
SCALE: 1/4" = 1'-0"
DRAWN BY: [blank]
CHECKED BY: [blank]
DESIGNED BY: [blank]
PROJECT NO: [blank]

EXISTING THIRD  
FLOOR PLAN

EX4

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**THIRD FLOOR PLAN**  
 SCALE 1/4" = 1'-0"  
 4,713 GROSS SQUARE FEET

- LEGEND:**
- 1 LOUNGE
  - 2 KITCHENETTE
  - 3 ELEVATOR
  - 4 EXHIBIT STAIR
  - 5 MEN'S BATHROOM
  - 6 WOMEN'S BATHROOM
  - 7 REHEARSAL ROOM
  - 8 OFFICE
  - 9 CLASSROOM AND MEDIA LAB
  - 10 STUDIO / COMMUNITY STUDIO
  - 11 CORRIDOR / GALLERY
  - 12 GALLERY
  - 13 STUDIO STORAGE
  - 14 FIRE ESCAPE
  - 15 JANITOR'S CLOSET

*Handwritten notes:*  
 AC  
 J.K. 14  
 pmf

MICHAEL MILLER ARCHITECTS  
 1000 N. MIAMI STREET  
 MIAMI, FLORIDA 33136  
 TEL: 305.371.1111  
 WWW.MILLERARCHITECTS.COM

**THE STUDIOS OF KEY WEST**

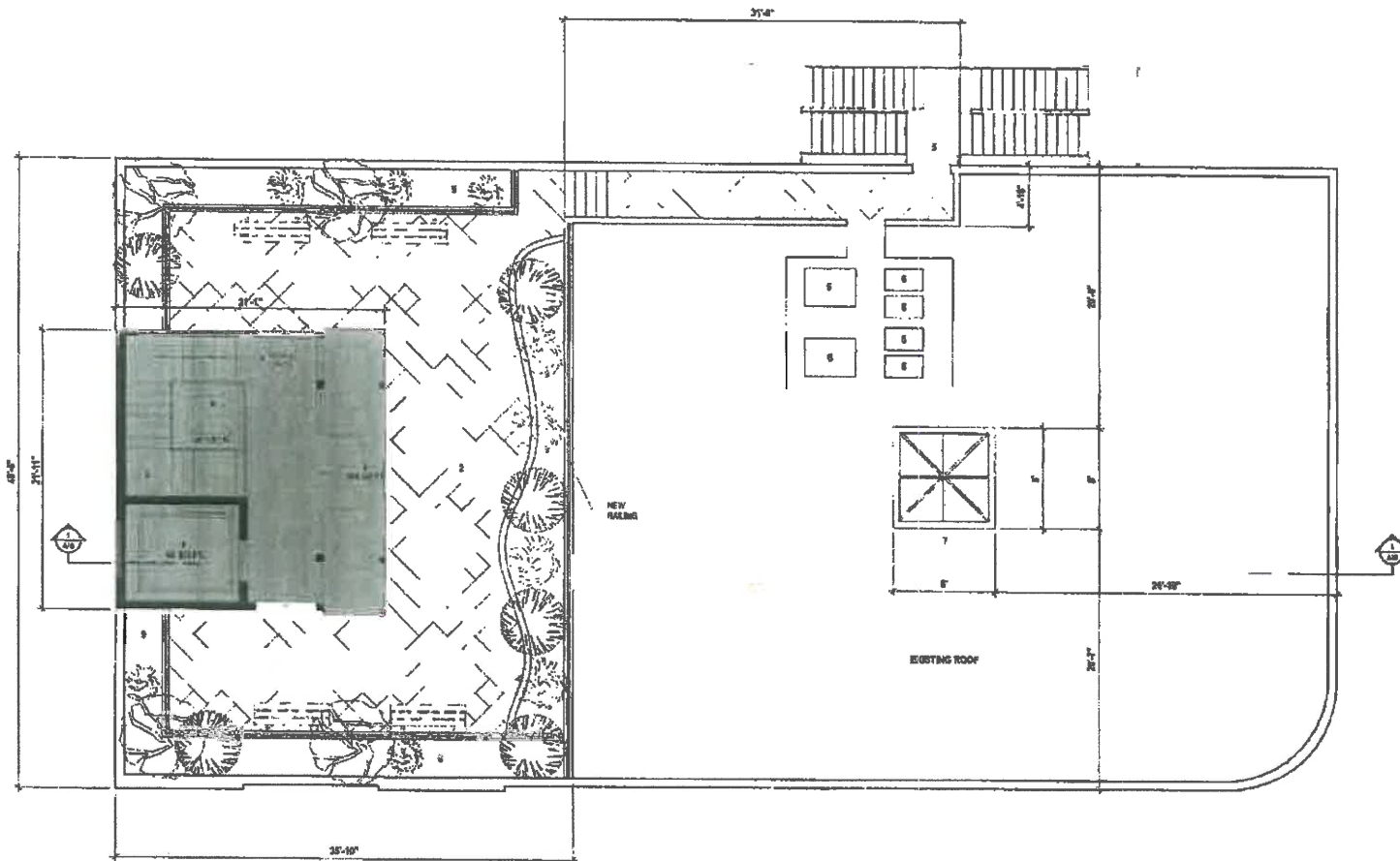
805 HAYDON STREET  
 KEY WEST, FLORIDA

PROJECT NO. 14-11
DATE: 05-20-14
ARCHITECT: MICHAEL MILLER
OWNER: J.K.
DATE: 05-20-14
PROJECT: THE STUDIOS OF KEY WEST

**PROPOSED THIRD FLOOR PLAN**

**A4**

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**ROOF GARDEN FLOOR PLAN**  
SCALE 1/4" = 1'-0"

465 GROSS SQUARE FEET

465 SQ FT ADDED  
TO FLOOR AREA

- LEGEND:**
- 1 ELEVATOR
  - 2 TERRACE
  - 3 PORCH
  - 4 EMBROID STAIR
  - 5 FIRE ESCAPE

*simon*

*OC*  
*3.19.14*

MICHAEL MILLER ARCHITECTS  
11000 AVENUE  
SUNNYVALE, CALIFORNIA  
94089-1100

**THE STUDIOS  
OF KEY WEST**

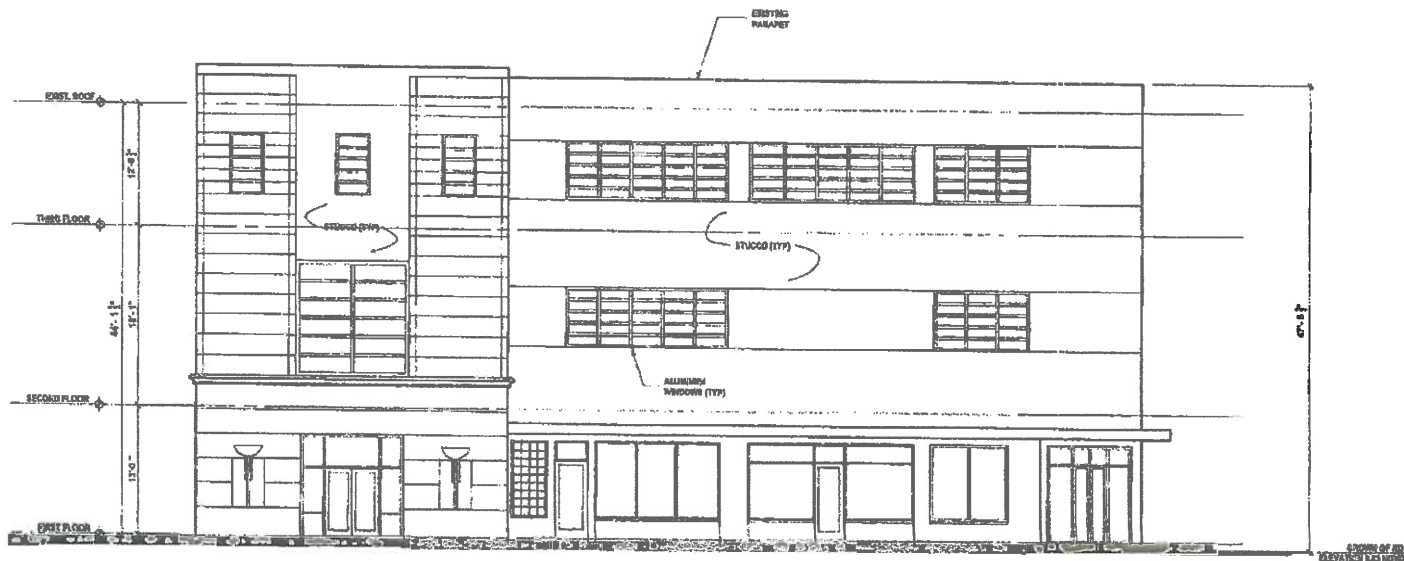
621 EATON STREET  
KEY WEST, FLORIDA

PROJECT NO.	14-001
DATE	02/14/14
DESIGN	ARCHITECT
SCALE	AS SHOWN
DATE	02/14/14
PROJECT NO.	14-001

**PROPOSED  
ROOF GARDEN  
FLOOR PLAN**

**A5**

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**EXISTING SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

*Handwritten:* JMD  
DC  
3.16.14

MICHAEL MILLER ARCHITECTS  
111 SOUTH STREET  
KEY WEST, FLORIDA  
33401-2201

**THE STUDIOS  
OF KEY WEST**  
633 GATCH STREET  
KEY WEST, FLORIDA

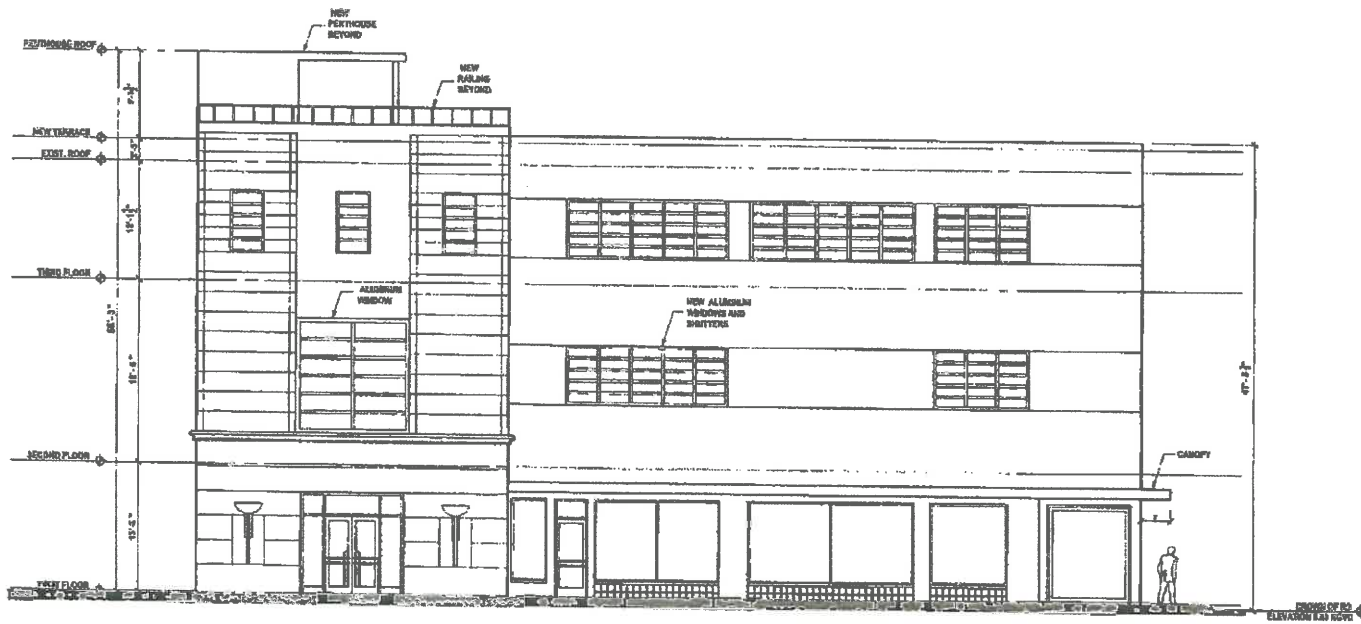
PROJECT NO. 101
DATE: 12-18-10
SCALE: AS SHOWN
DRAWN BY: JMD
CHECKED BY: MML
PROJECT NO. 1000

**EXISTING SOUTH  
ELEVATION**

EX5

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**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

*Dunk*  
*α*  
*J.K. 14*

MICHAEL MILLER ARCHITECTS  
1000 W. 10th St.  
Key West, FL 34290  
Tel: 305.241.1111

**THE STUDIOS  
OF KEY WEST**

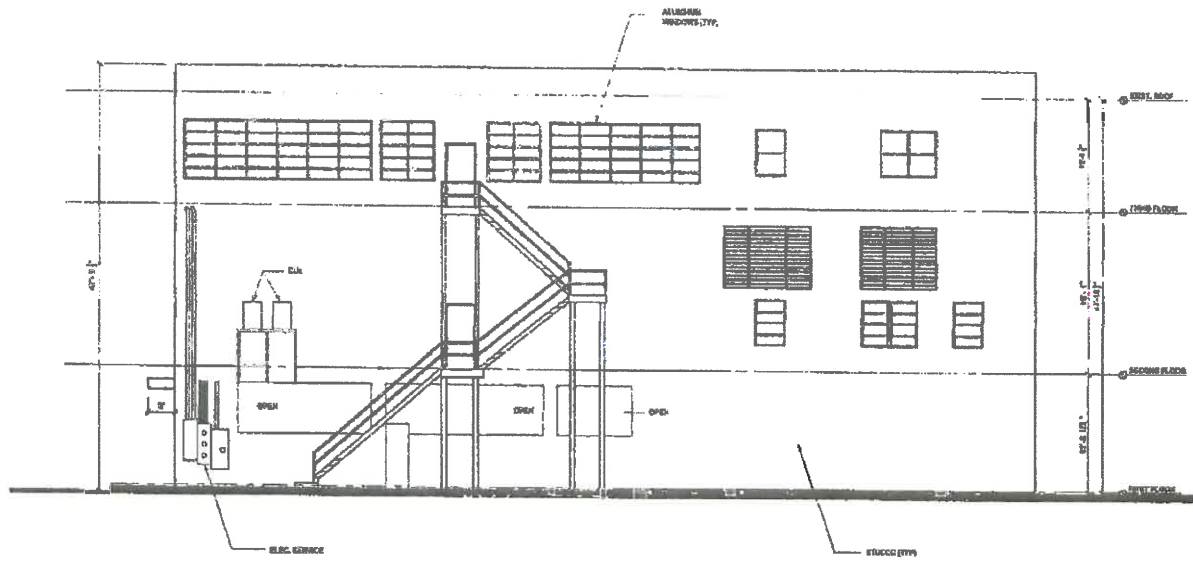
843 BAYTON STREET  
KEY WEST, FLORIDA

ISSUED: 05-04-14
DRAWN BY: JAS
CHECKED BY: JAS
DATE: 05-04-14
PROJECT NO.: 1202

**PROPOSED SOUTH  
ELEVATION**

**A6**

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**EXISTING NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

MML  
OC  
2.19.14

MICHAEL MILLER ARCHITECTS  
1000 W. BAY STREET  
KEY WEST, FL 34290

**THE STUDIOS  
OF KEY WEST**  
100 HAYDEN STREET  
KEY WEST, FLORIDA

OWNER: [REDACTED]
DATE: 04/2010
SCALE: AS SHOWN
DRAWN BY: AM
CHECKED BY: [REDACTED]
PROJECT NO: 100

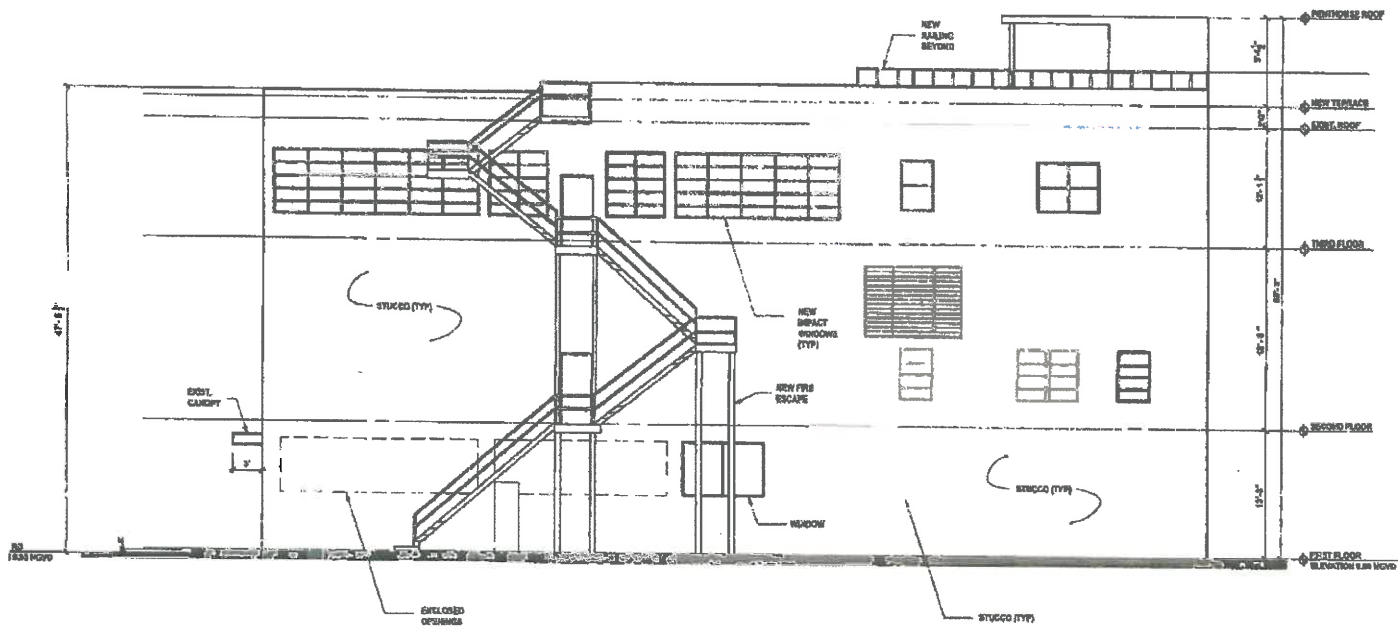
**EXISTING NORTH  
ELEVATION**

EX6

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pink

AC  
J.K.



**NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

MICHAEL MILLER ARCHITECTS  
ARCHITECTS  
1000 W. PALM BEACH BLVD.  
SUITE 200  
PALM BEACH, FL 33480  
TEL: 561-833-1111  
WWW.MICHAELMILLERARCHITECTS.COM

**THE STUDIOS  
OF KEY WEST**

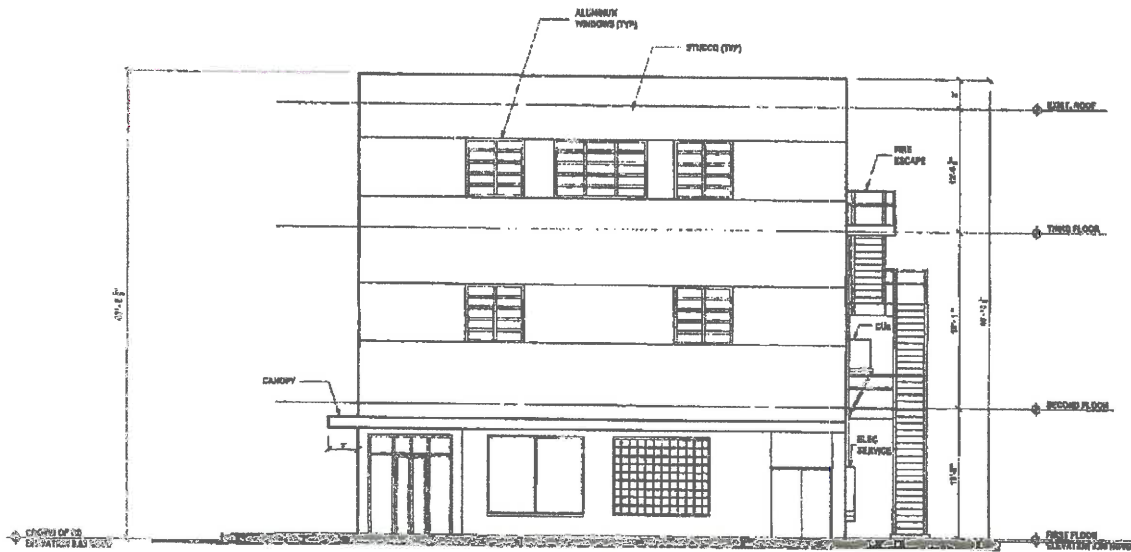
100 MALDEN STREET  
KEY WEST, FLORIDA

PROJECT NO. 10-14
DATE: 10.28.13
SCALE: AS SHOWN
DESIGNER: JMB
DATE: 07.14.13
PROJECT NO. 10-14

**PROPOSED NORTH  
ELEVATION**

**A7**

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**EXISTING EAST ELEVATION**  
SCALE 3/16" = 1'-0"

*DMK*

*2.16.14*

*DC*

MICHAEL MILLER ARCHITECTS

100 SOUTH BAY STREET  
KEY WEST, FLORIDA 34290

**THE STUDIOS  
OF KEY WEST**

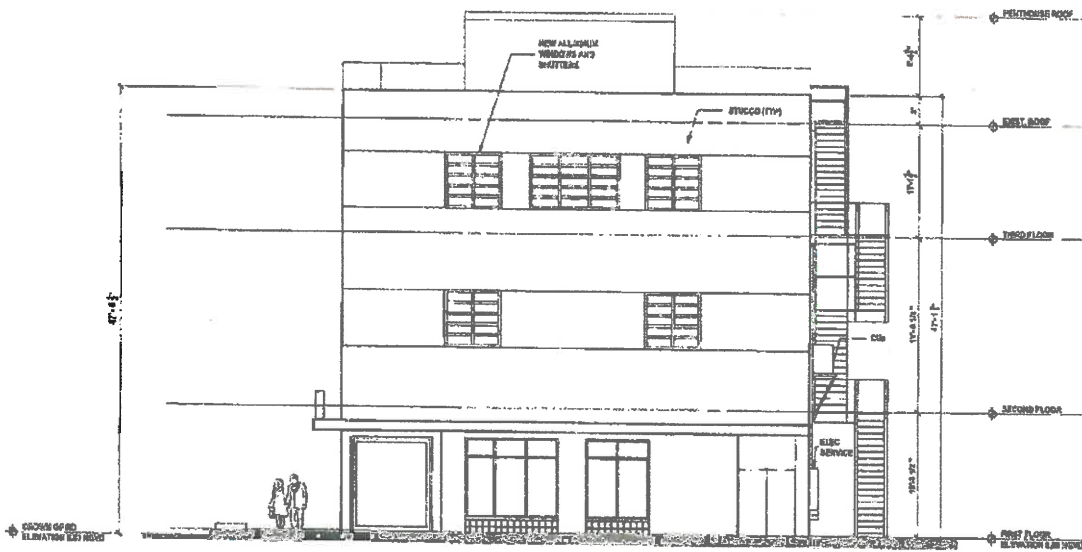
834 BAYVIEW STREET  
KEY WEST, FLORIDA

DRAWING NO. 02-01-10
DATE: 02/20/10
SCALE: AS SHOWN
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NO. 100

**EXISTING EAST  
ELEVATION**

EX7

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**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

*AM*

*AM 5/10*

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
OF KEY WEST**

815 BAYTON STREET  
KEY WEST, FLORIDA

OWNER: [REDACTED]

DATE: [REDACTED]

SCALE: [REDACTED]

DESIGNED BY: [REDACTED]

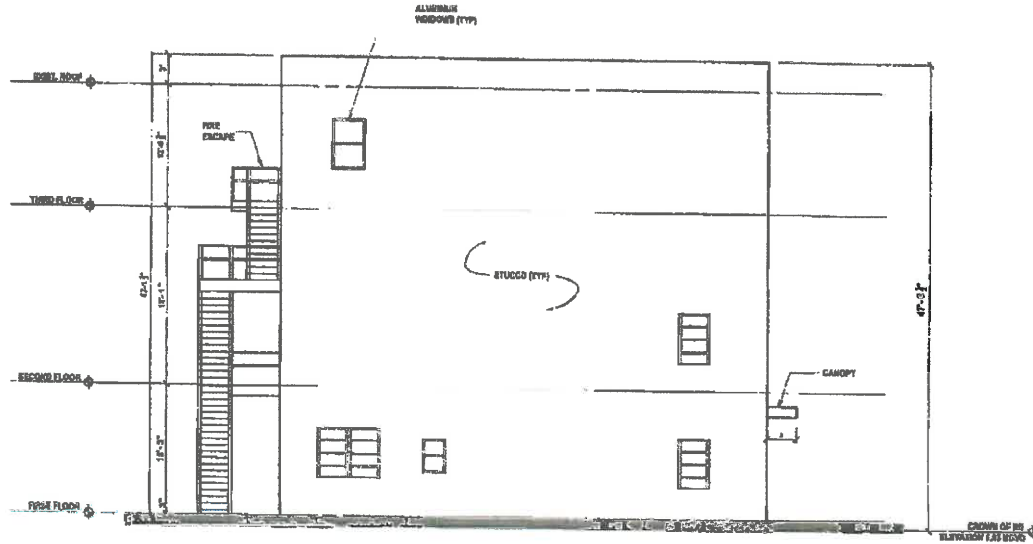
CONSTRUCTED BY: [REDACTED]

PROJECT NO.: [REDACTED]

**PROPOSED EAST  
ELEVATION**

**A9**

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**EXISTING WEST ELEVATION**  
SCALE 3/16" = 1'-0"

JMC  
6-21-16  
DE

MICHAEL MILLER ARCHITECTS  
11000 W. 11th Avenue, Suite 100  
Denver, CO 80202

**THE STUDIOS  
OF KEY WEST**  
833 EATON STREET  
KEY WEST, FLORIDA

PROJECT NO. 16-001
DATE: 11-20-15
SCALE: AS SHOWN
DRAWN BY: JMC
CHECKED BY: JMC
PROJECT NO. 16-001

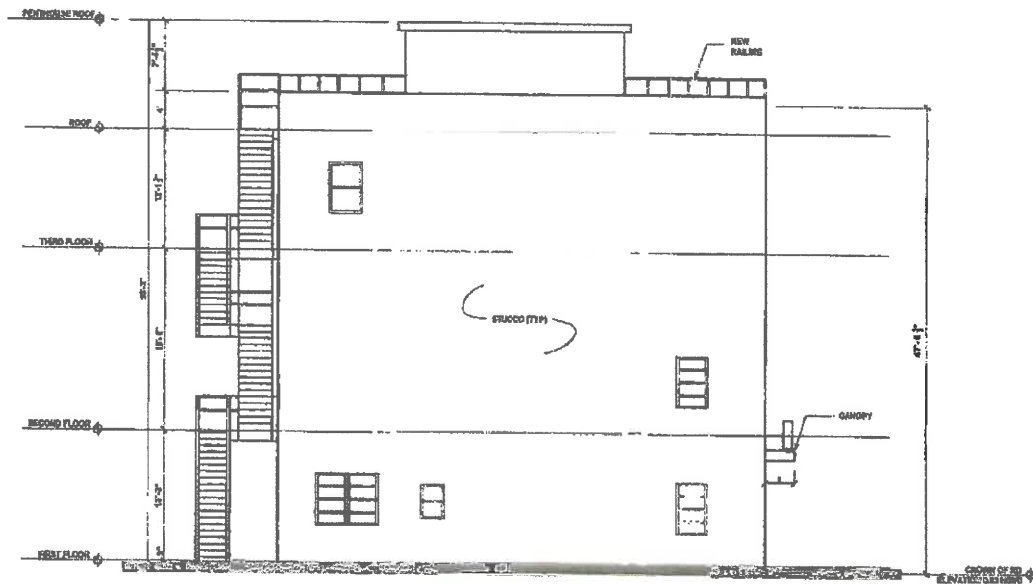
**EXISTING WEST  
ELEVATION**

EX8

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Handwritten blue mark, possibly initials or a signature.

Handwritten blue notes: "A1-A1C" and "20".



**WEST ELEVATION**  
 SCALE 3/16" = 1'-0"

MICHAEL MILLER ARCHITECTS

ARCHITECTS

**THE STUDIOS  
 OF KEY WEST**

500 BAYTON STREET  
 KEY WEST, FLORIDA

ISSUED 03-24-11

DATE 03-24-11

SCALE AS SHOWN

DRAWN BY JED

CHECKED BY MIA

PROJECT NO. 100

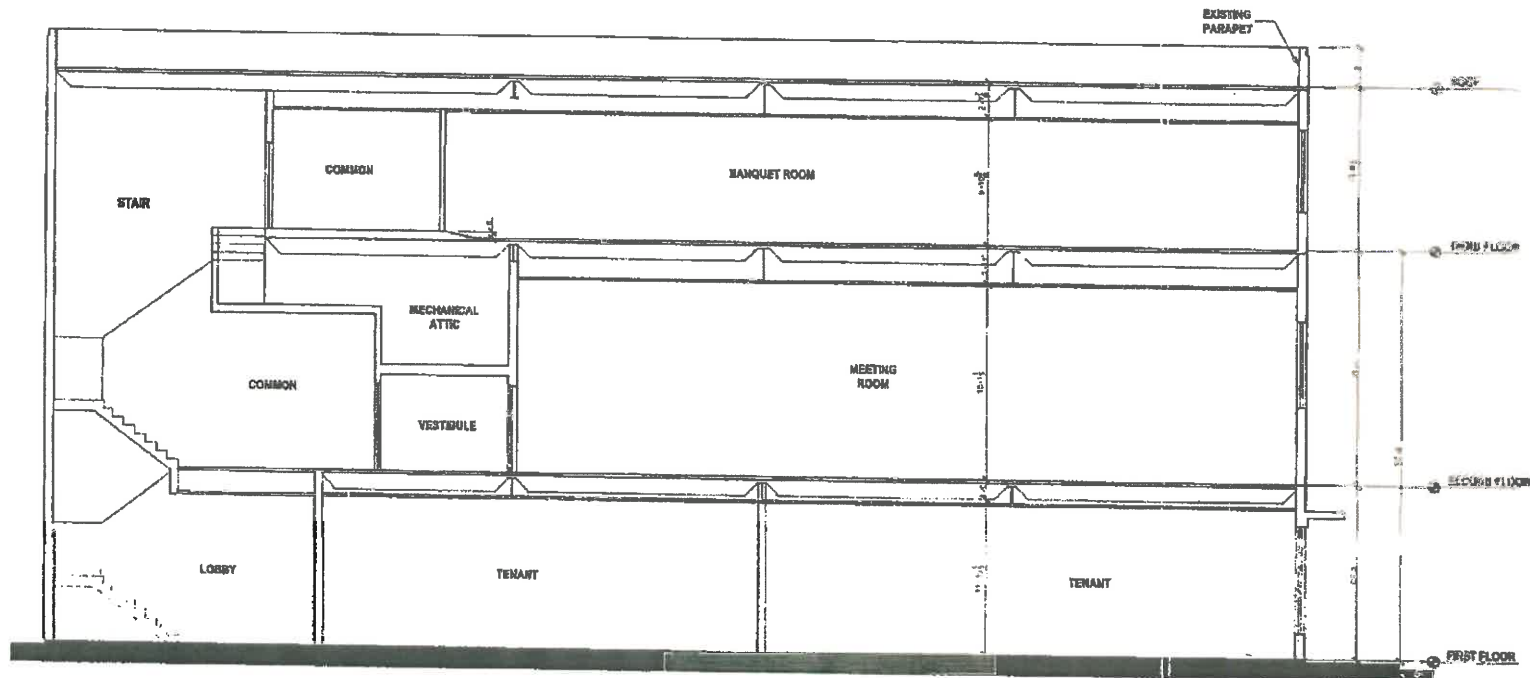
**PROPOSED WEST  
 ELEVATION**

**A8**

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10/11/14

Ac 14-C



**EXISTING BUILDING SECTION**  
 SCALE 1/4" = 1'-0"

MICHAEL MILLER ARCHITECTS

**THE STUDIOS  
 OF KEY WEST**

835 SIXTH STREET  
 KEY WEST, FLORIDA

DESIGNED BY: MM-AE

DATE: 02/05/14

SCALE: AS SHOWN

DRAWN BY: MM

PROJECT NO.: 14-001

PROJECT: 14-001

**EXISTING  
 BUILDING SECTION**

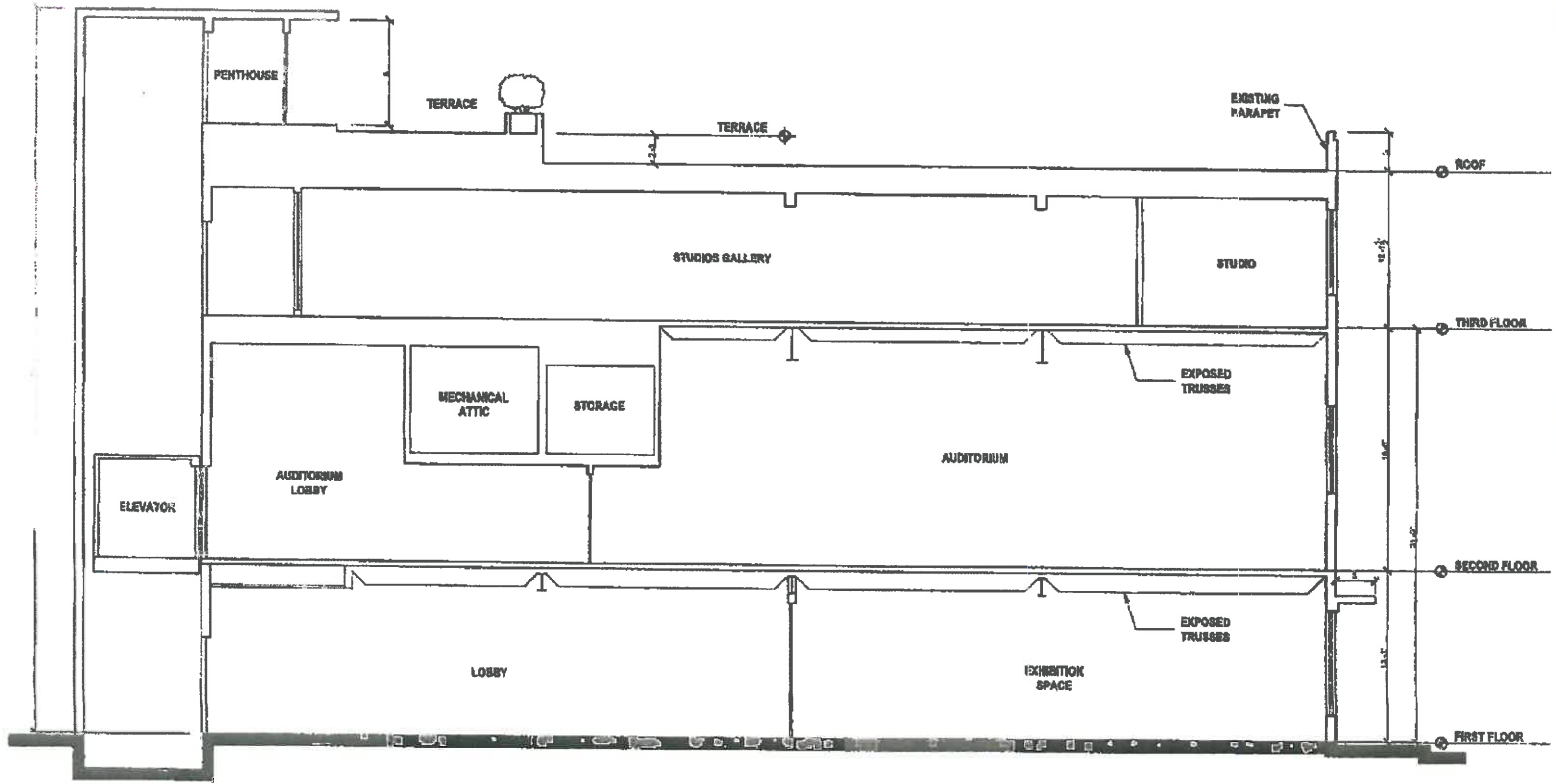
**EX9**

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Handwritten initials or mark.

Handwritten notes: A 10, 3 1/2, 78



**PROPOSED BUILDING SECTION**  
 SCALE 1/4" = 1'-0"

MICHAEL MILLER ARCHITECTS  
 1000 N. MIAMI AVENUE  
 SUITE 1000  
 MIAMI, FLORIDA 33136

**THE STUDIOS  
 OF KEY WEST**

833 BAYON STREET  
 KEY WEST, FLORIDA

DESIGNED BY	MM
DRAWN BY	MM
CHECKED BY	MM
DATE	10/14/14

**PROPOSED  
 BUILDING SECTION**

**A10**

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# **City Commission Action Minutes**

Enactment No: Res 14-106

21

Approving an easement of 109 square feet, more or less, to address the encroachment of an existing balcony on City right-of-way abutting the property located at 600 Duval Street, Key West, Florida (RE #00012660-000000); Providing fees and conditions.

Sponsors: City Manager Vitas

A motion was made by Commissioner Rossi, seconded by Commissioner Lopez, that the Resolution be Passed. The motion passed by a unanimous vote.

Enactment No: Res 14-107

22

Approving an easement of 279.2 square feet, more or less, to address the encroachment of existing roof overhangs on City right-of-way abutting the property located at 533 Eaton Street, Key West, Florida (RE #00004130-000000); Providing fees and conditions.

Sponsors: City Manager Vitas

A motion was made by Commissioner Rossi, seconded by Commissioner Lopez, that the Resolution be Passed. The motion passed by a unanimous vote.

Enactment No: Res 14-108

23

Granting a Major Development Plan, Conditional Use and Landscape Waiver approvals pursuant to Sections 108-91.a.2., 108-517, 122-62 and 122-808 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida for the adaptive reuse of a former Scottish Rite Masonic Club/Lodge building into new art studio classrooms, offices and exhibition spaces on property located at 533 Eaton Street (RE #00004130-000000, AK #1004294) in the Historic Neighborhood Commercial - Truman/Simonton (HNC-1) Zoning District.

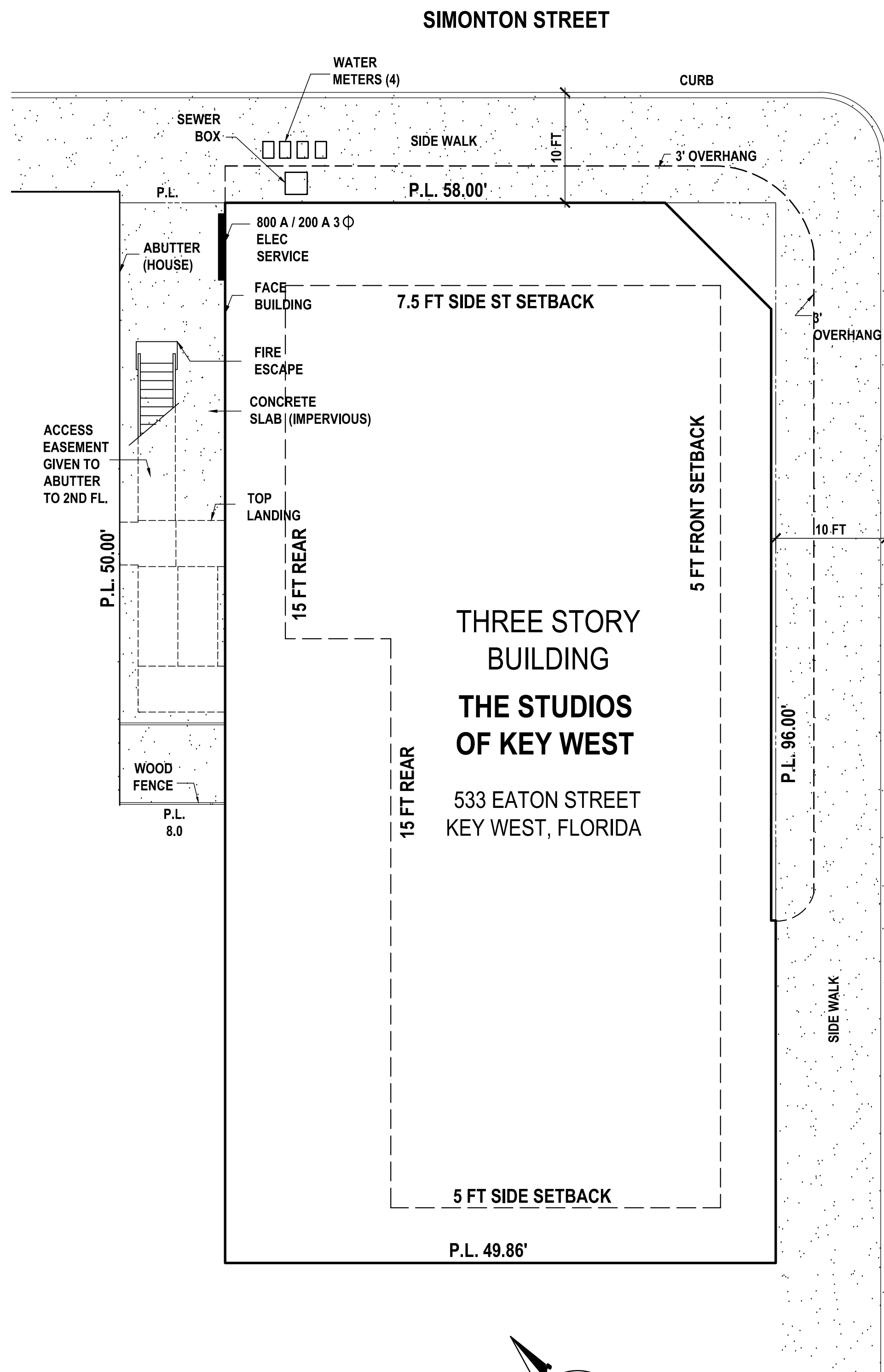
Sponsors: City Manager Vitas

A motion was made by Commissioner Rossi, seconded by Commissioner Weekley, that the Resolution be Passed. The motion passed by a unanimous vote.

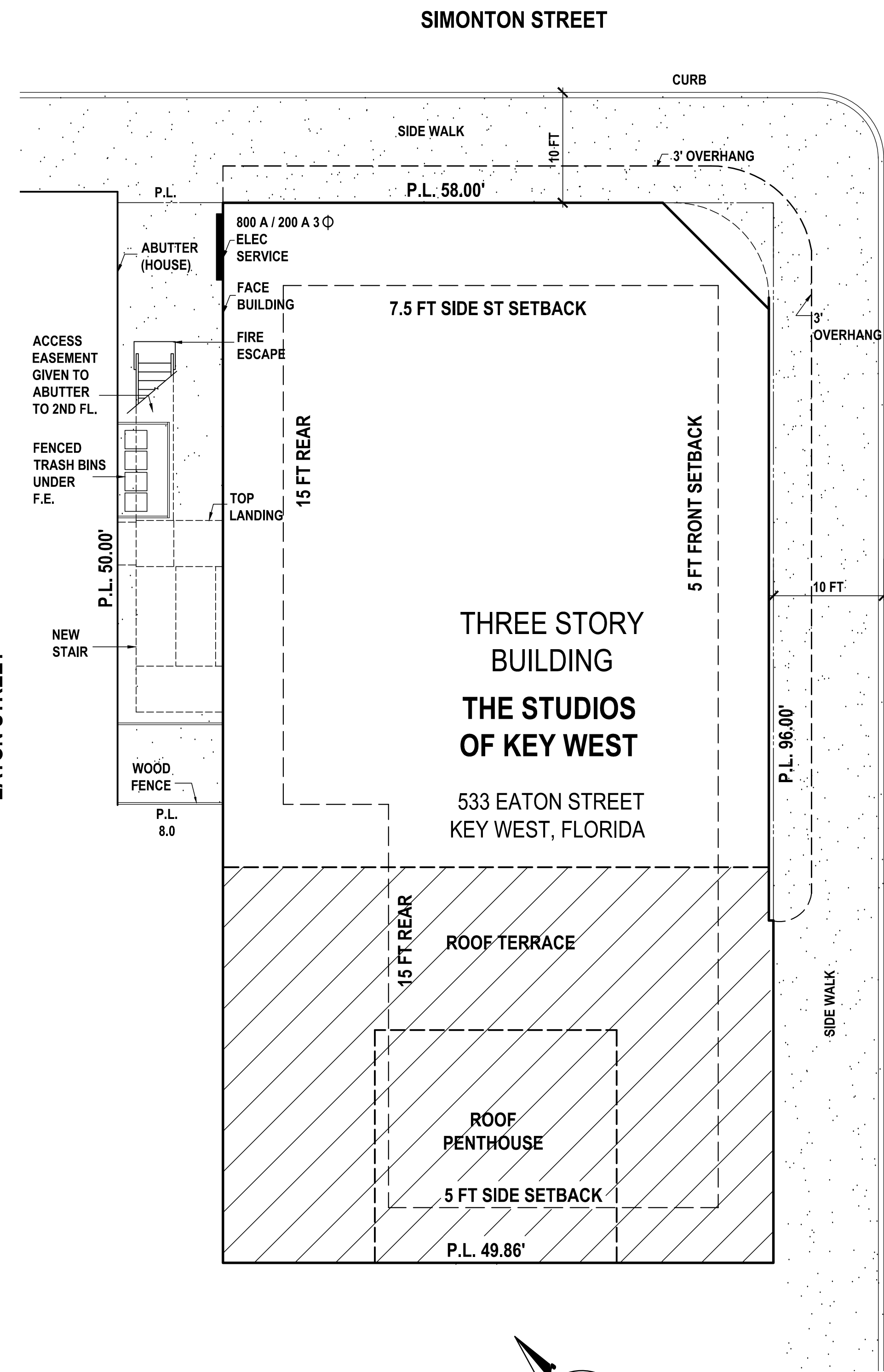
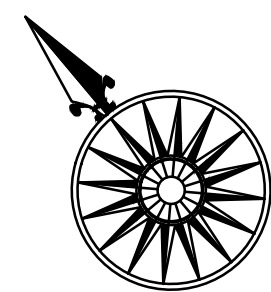
Enactment No: Res 14-109

#### ORDINANCES – FIRST READING

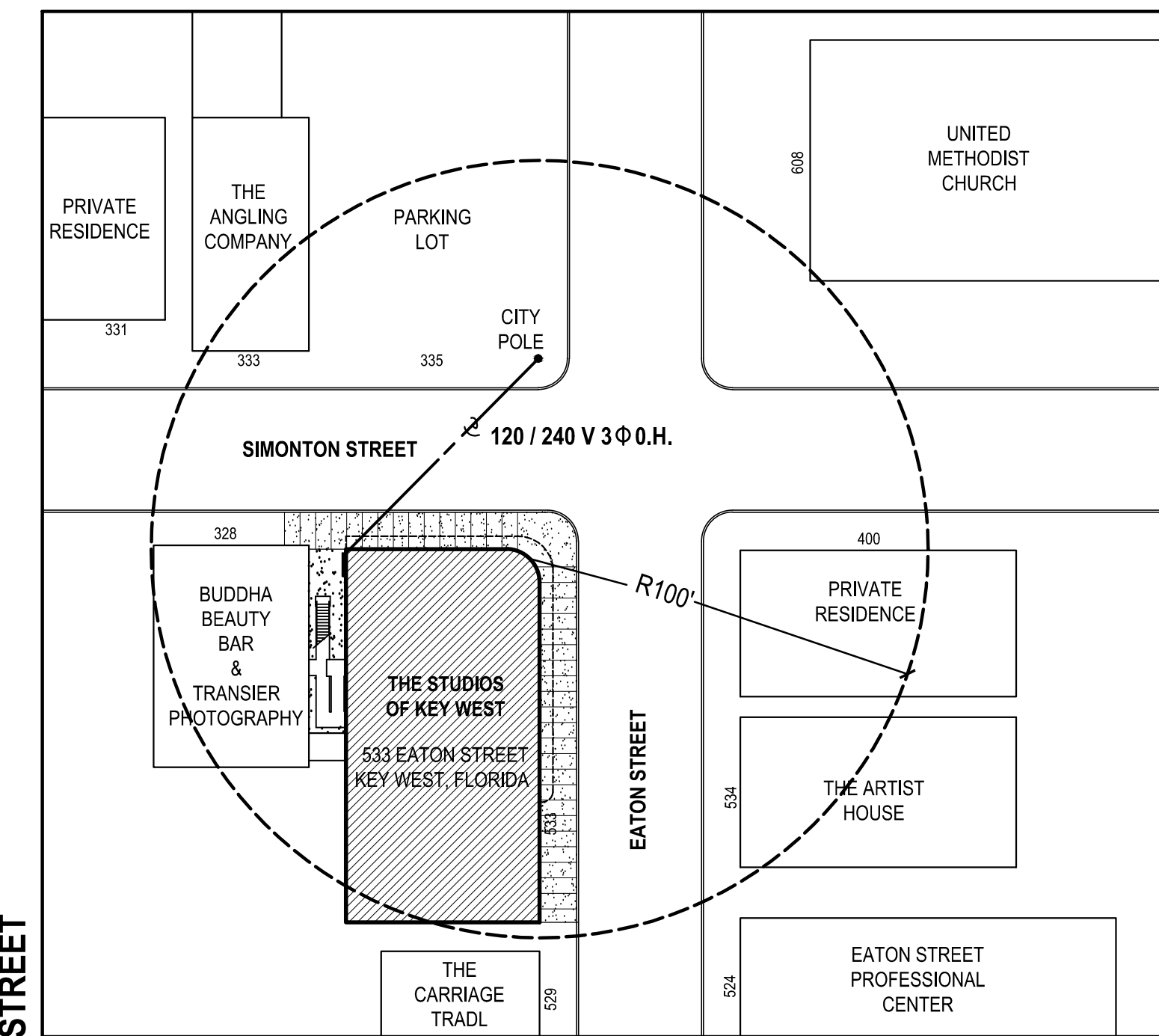
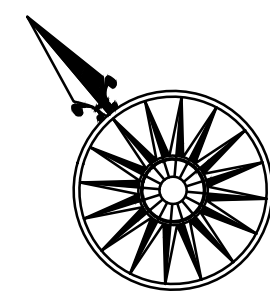
# **Proposed design**



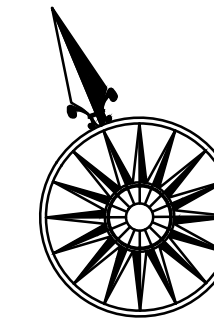
**1** EXISTING SITE PLAN  
**C1** SCALE: 1/8"=1'-0"



**2** PROPOSED SITE PLAN  
**C1** SCALE: 1/8"=1'-0"



**3** NEIGHBORHOOD PLAN  
**C1** SCALE: N/S



**CITY ZONING REQUIREMENTS**

<b>ZONE:</b>	HNC-1
<b>LOT SIZE</b>	5,184.81 SF
<b>SETBACKS</b>	
Allowable	
Front (South)	5.0 FT
Side (West)	5.0 FT
Rear (North)	15.0 FT
Street Side ( East)	7.5 FT
Existing	
Front (South)	0 FT
Side (West)	-3 FT (Canopy over Sidewalk)
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)
Proposed	
Front (South)	0 FT
Side (West)	-3 FT (Canopy over Sidewalk)
Rear (North)	0 FT
Street Side (East)	-3 FT (Canopy over Sidewalk)

<b>LOT COVERAGE</b>	
Maximum Allowable	50%
Existing	96.3%
Proposed	96.3%

<b>FLOOR AREA RATIO</b>	
Maximum Allowed F.A.R.	1.0
Maximum Allowed Floor Area	5,184.81 SF (LOT SIDE)
Existing Floor Area	15,836 SF
Existing F.A.R.	3.05
Proposed Floor Area	15,788 SF
Proposed F.A.R.	3.04

<b>IMPERVIOUS COVERAGE</b>	
Maximum Allowable	60%
Existing	99%
Proposed	99%

<b>BUILDING HEIGHT C.O.R.</b>	
Maximum Allowable	35'-0" FT
Existing	47'-5" FT
Proposed	55'-3" FT

**PARKING**  
 In Parking Waiver Zone

**FEMA CRITERIA**

FLOOD ZONE X

**MICHAEL MILLER ARCHITECTS**

517 DUVAL STREET  
 KEY WEST, FLORIDA  
 (305) 294 - 7687  
 millarch@bellsouth.net

**THE STUDIOS OF  
 KEY WEST**

533 EATON STREET  
 KEY WEST, FLORIDA

F9J-698 : S&I & 1%

DATE: 12 / 30 / 13

SCALE: AS NOTED

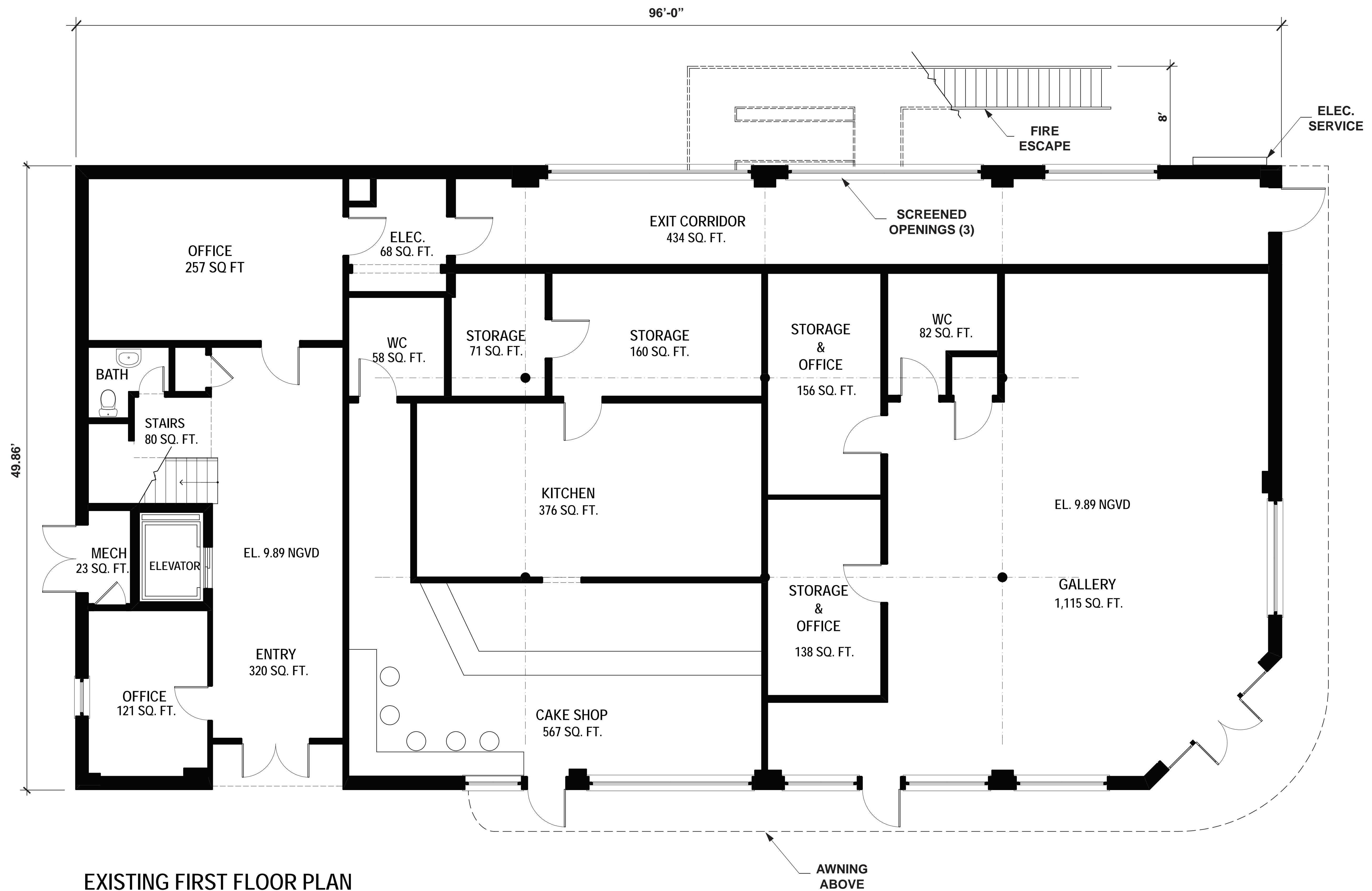
DRAWN BY: AG

CHECKED BY: MM

PROJECT NO: 1306

**SITE PLAN  
 AND  
 NEIGHBORHOOD PLAN**

**HARC C1**



**EXISTING FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4, 638 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

**MICHAEL MILLER ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687

**THE STUDIOS  
OF KEY WEST**

533 EATON STREET  
KEY WEST, FLORIDA

REVISED : 02 • 28 • 14

DATE: 12 / 30 / 13

SCALE: AS NOTED

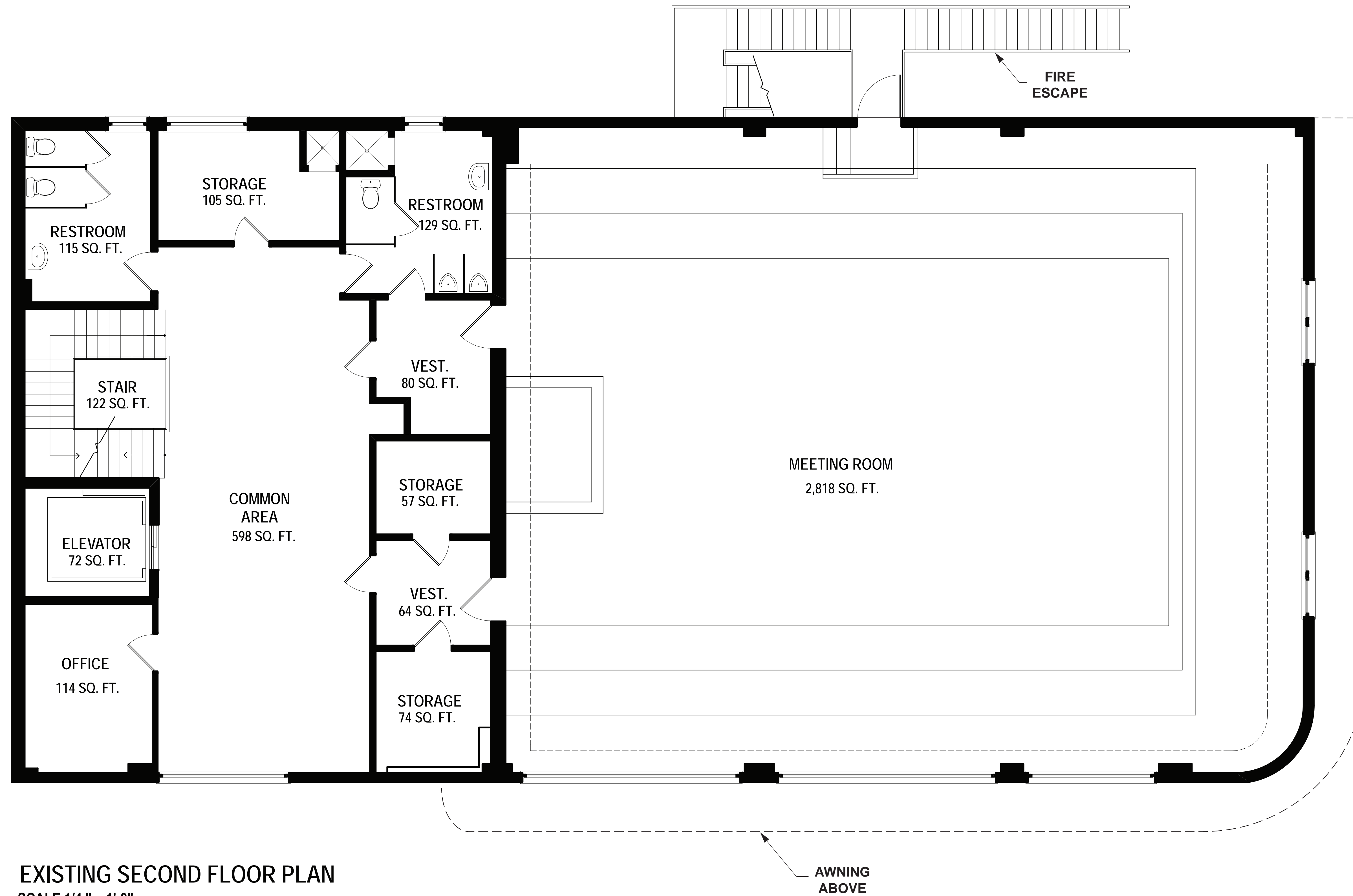
DRAWN BY: AG

CHECKED BY: MM

PROJECT NO: 1306

**EXISTING FIRST  
FLOOR PLAN**

**HARCEX1**



**EXISTING SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4, 713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

**MICHAEL MILLER ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687

**THE STUDIOS  
OF KEY WEST**

533 EATON STREET  
KEY WEST, FLORIDA

REVISED : 02 • 28 • 14

DATE: 12 / 30 /13

SCALE: AS NOTED

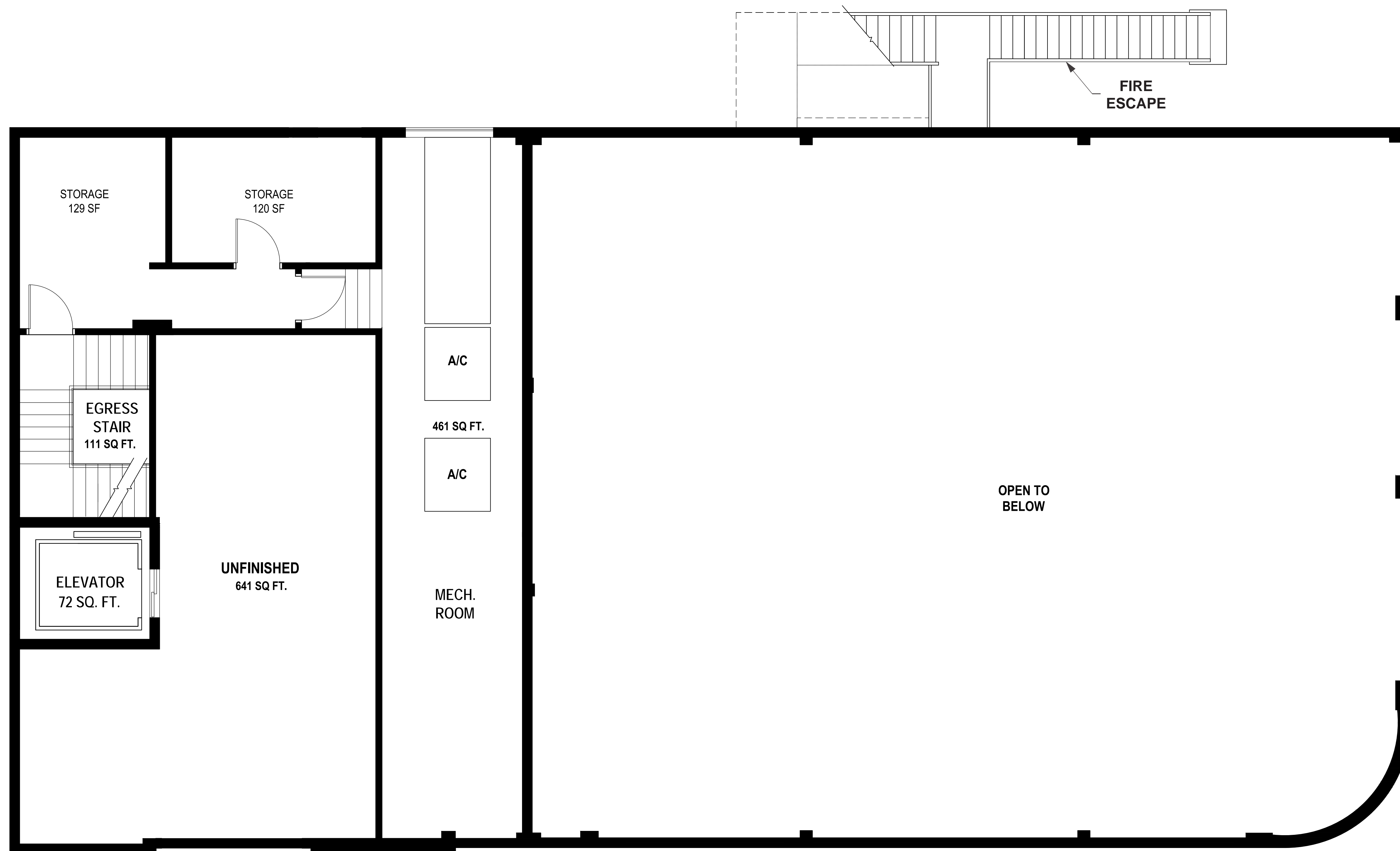
DRAWN BY: AG

CHECKED BY: MM

PROJECT NO: 1396

**EXISTING SECOND  
FLOOR PLAN**

**HARCEX2**



**EXISTING SECOND FLOOR MEZZANINE PLAN**

SCALE 1/4" = 1'-0"

1, 772 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

**MICHAEL MILLER ARCHITECTS**

517 DUVAL STREET  
KEY WEST, FLORIDA  
(305) 294 - 7687

**THE STUDIOS  
OF KEY WEST**

533 EATON STREET  
KEY WEST, FLORIDA

REVISED : 02 • 28 • 14

DATE: 12/30/13

SCALE: AS NOTED

DRAWN BY: AG

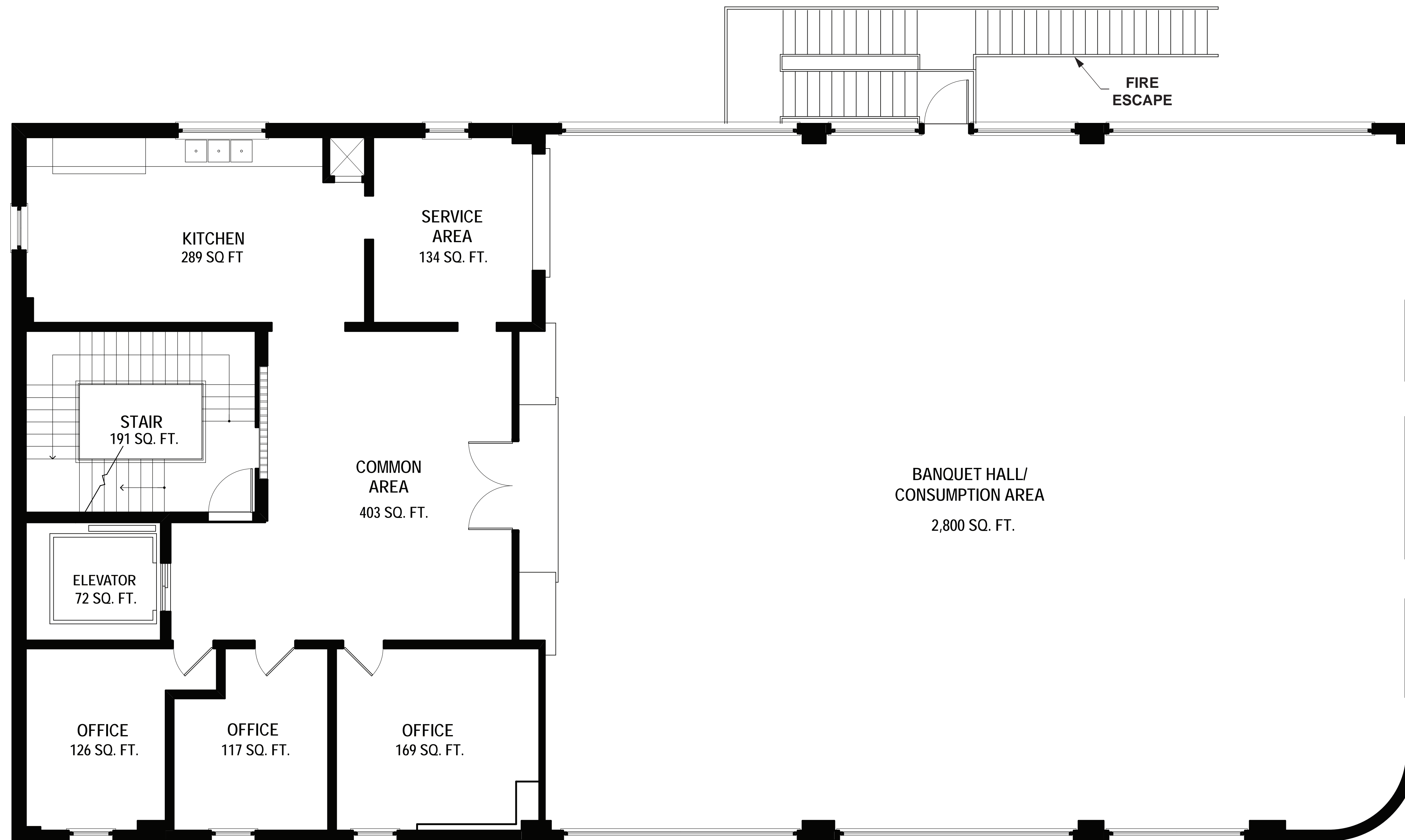
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**EXISTING  
SECOND FLOOR  
MEZZANINE PLAN**

**HARC EX3**





**EXISTING THIRD FLOOR PLAN**  
SCALE 1/4" = 1'-0"

4, 713 GROSS SQUARE FEET

NOTE: ROOM AREAS ARE NET SF.

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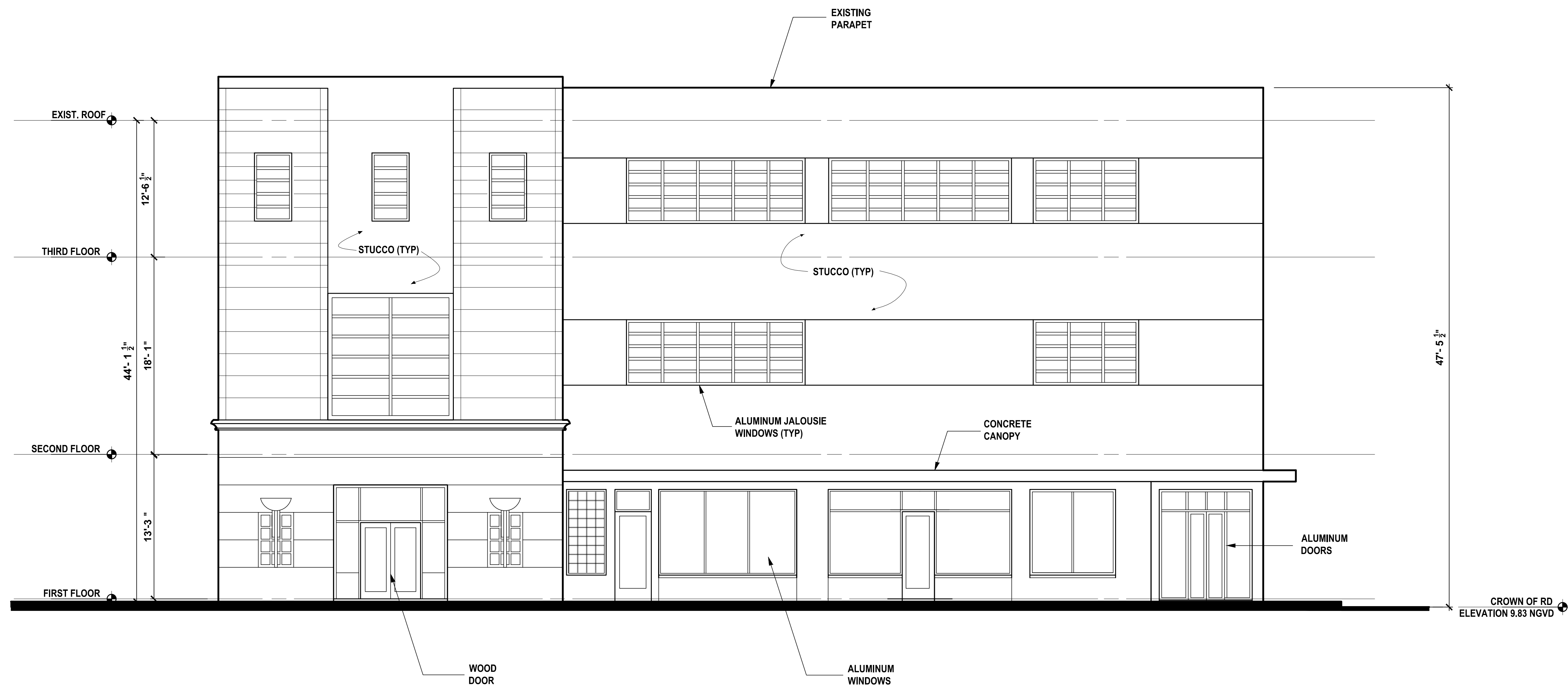
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**EXISTING THIRD  
FLOOR PLAN**

**HARC EX4**

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**EXISTING SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

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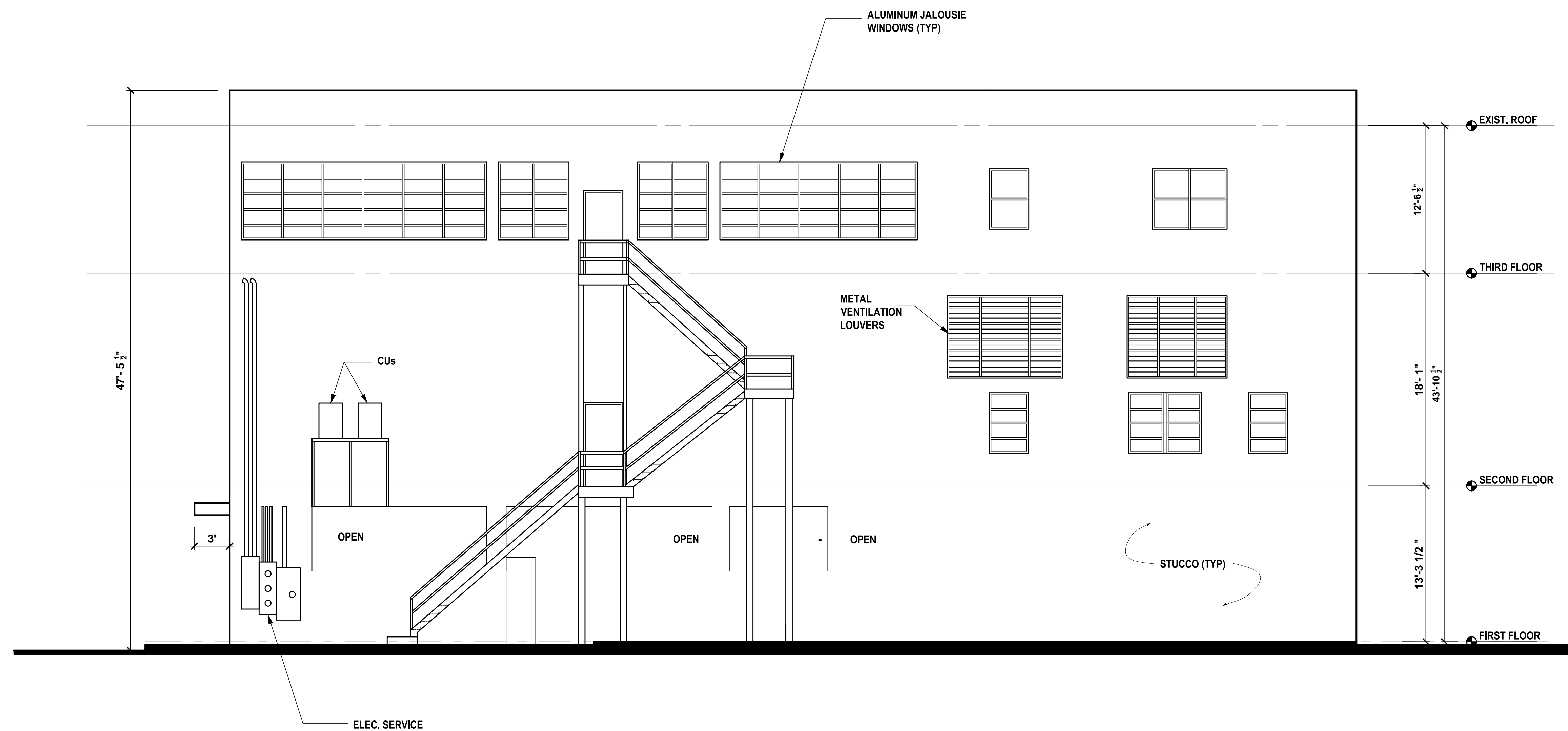
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**EXISTING SOUTH  
ELEVATION**

**HARC EX5**

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**EXISTING NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

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F9J498: \$&[ & ]%&

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SCALE: AS NOTED

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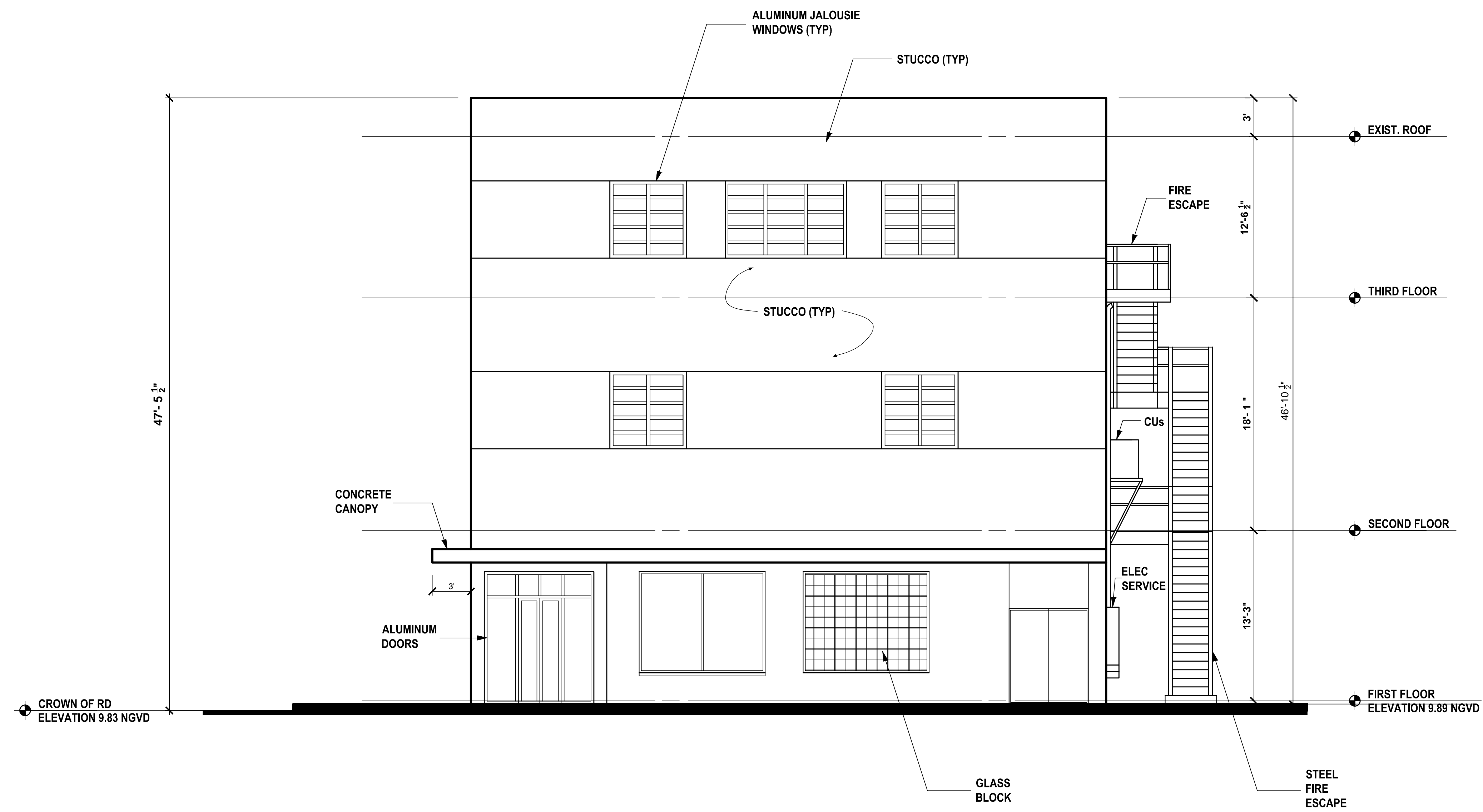
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**EXISTING NORTH  
ELEVATION**

**HARC EX6**

7 cdmj [ \ h' 85% A] M U' A ] ' Y 51 W J W W ( Y 4 W H Y X Y G ] b c f U b m d U h c Z j R u X e  
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**EXISTING EAST ELEVATION**  
SCALE 3/16" = 1'-0"

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F9J4G88. \$81 & 1%

DATE: 12 / 30 / 13

SCALE: AS NOTED

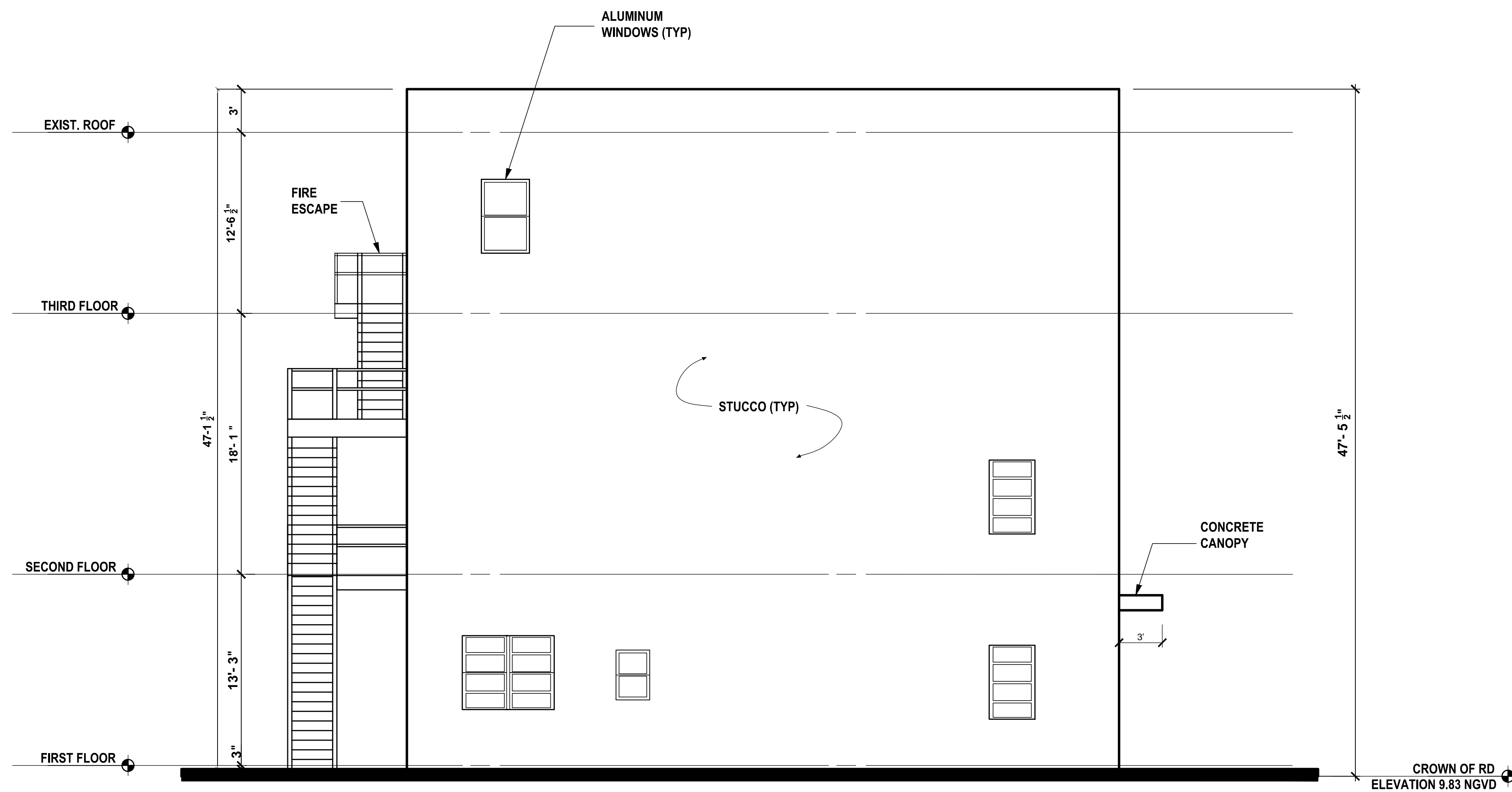
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**EXISTING EAST  
ELEVATION**

**HARC EX7**



**EXISTING WEST ELEVATION**  
SCALE 3/16" = 1'-0"

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F9J-698: \$87 & 1%

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SCALE: AS NOTED

DRAWN BY: AG

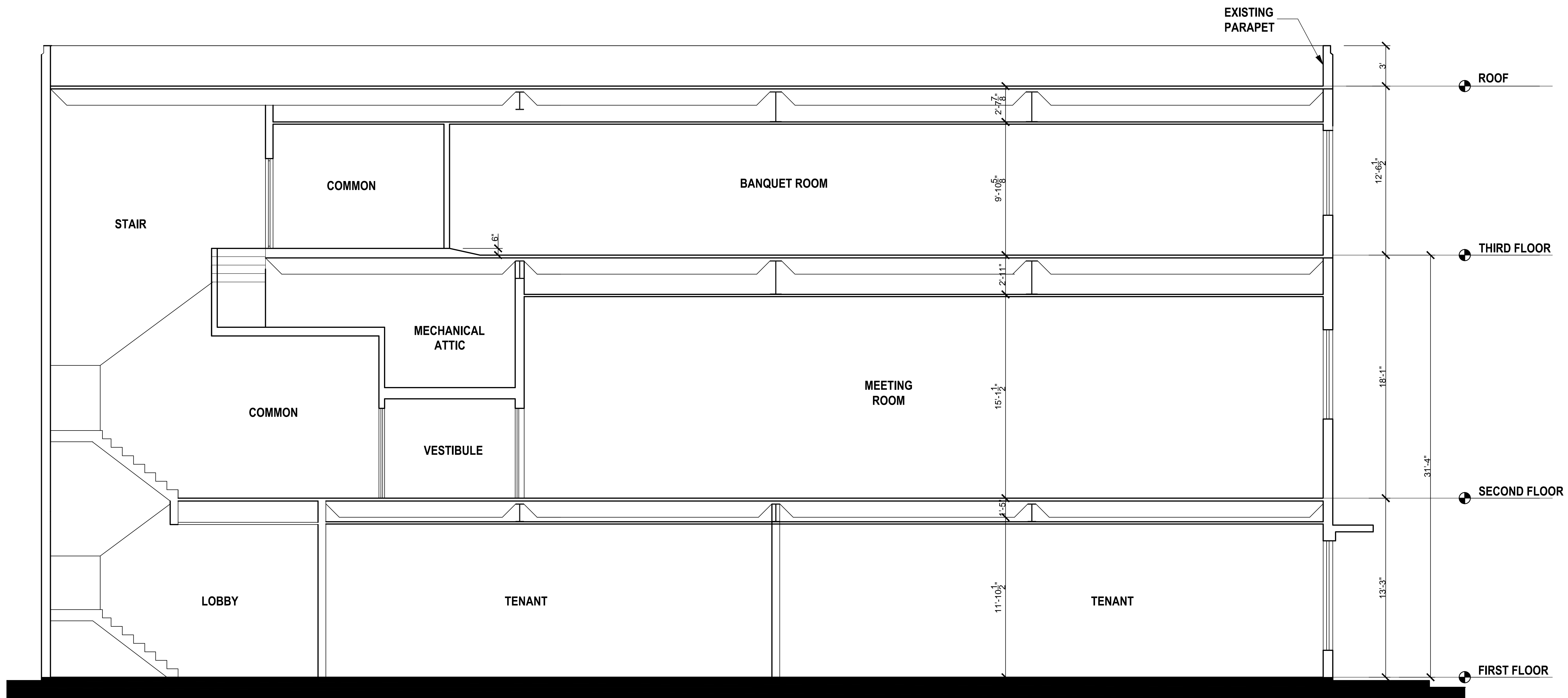
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**EXISTING WEST  
ELEVATION**

**HARC EX8**

7 cdmfj \ h# 68% ' A ] W UY ' A ] ' Yf 5f W ] W W f Y-b W H Y X Y g [ b of U b m d U f i c Z h U b X #  
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**EXISTING BUILDING SECTION**  
SCALE 1/4" = 1'-0"

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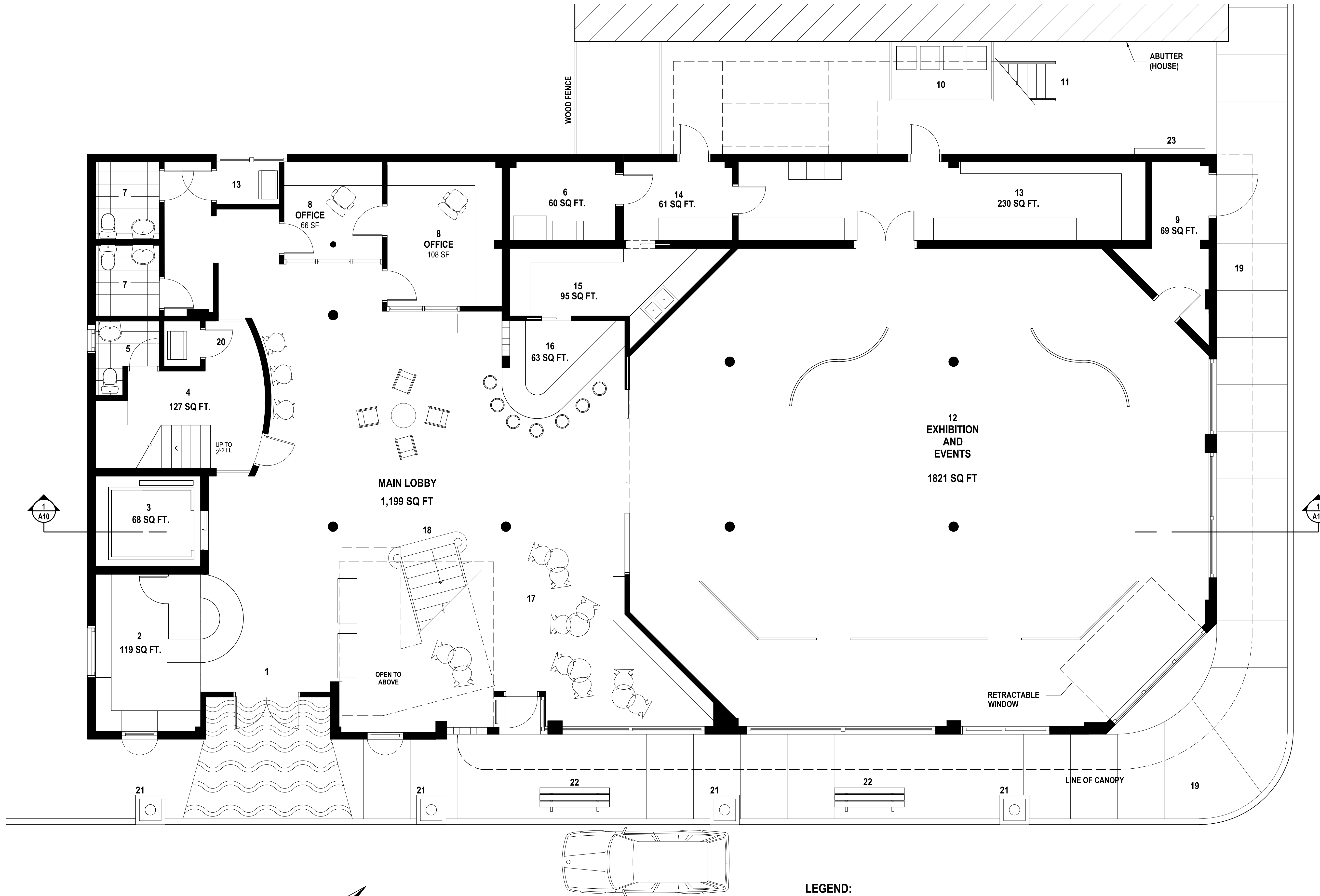
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**EXISTING  
BUILDING SECTION**

**HARC EX9**



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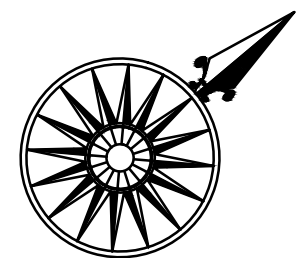
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**PROPOSED FIRST  
 FLOOR PLAN**

**HARC A1**

**FIRST FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

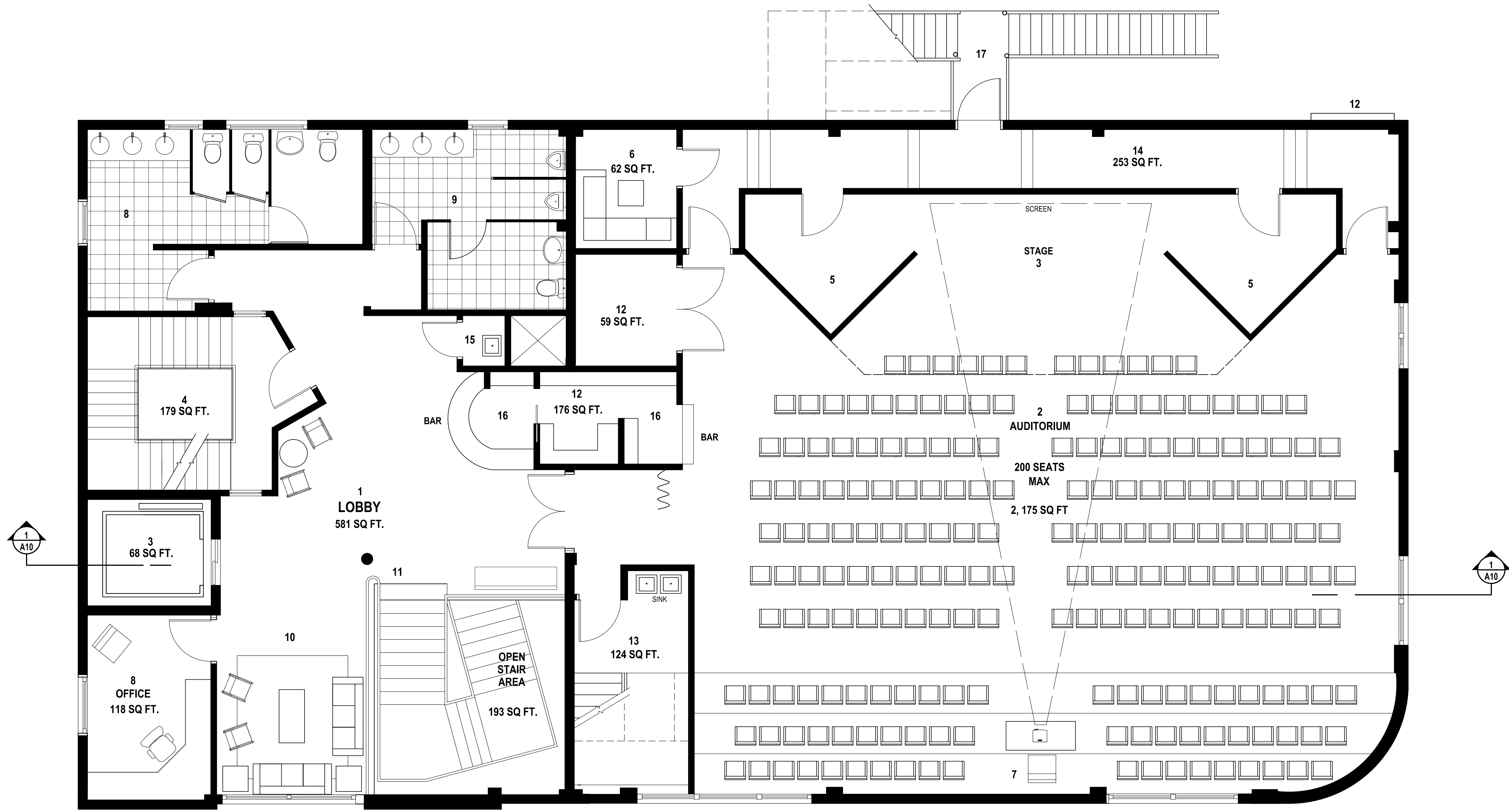


4,638 GROSS SQUARE FEET

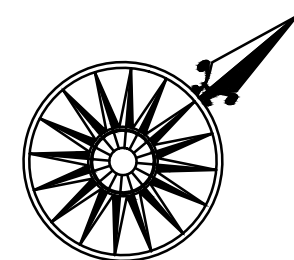
**LEGEND:**

- |                                  |                     |                          |                          |                    |
|----------------------------------|---------------------|--------------------------|--------------------------|--------------------|
| 1 ENTRANCE                       | 6 ELECTRICAL CLOSET | 11 NEW STAIR (UP)        | 15 CATERING KITCHEN      | 20 JANITORS CLOSET |
| 2 RECEPTION BOX OFFICE AND GIFTS | 7 BATHROOMS         | 12 EXHIBITION AND EVENTS | 16 BAR                   | 21 PLANTER         |
| 3 ELEVATOR                       | 8 OFFICE            | 13 STORAGE               | 17 BAR SEATING           | 22 BENCHES         |
| 4 EGRESS STAIR                   | 9 FIRE EXIT         | 14 OFFICE                | 18 STAIR TO 2ND FL LOBBY | 23 ELEC SERVICES   |
| 5 BATHROOM                       | 10 TRASH BINS       |                          | 19 SIDEWALK              |                    |

7:cdm\j\hv\85\A\W\U\A\Y\5\W\J\W\Y\W\H\Y\X\g\ b of UbridUthicZ\H\ubX# or the drawings on this sheet may not be used without written permission of Michael Miller, Architect.



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"



4,713 GROSS SQUARE FEET

**LEGEND:**

- |                |                    |  |                    |
|----------------|--------------------|--|--------------------|
| 1 LOBBY        | 7 CONTROL PANEL    | 11 STAIR TO FIRST FLOOR LOBBY            | 14 EGRESS CORRIDOR |
| 2 AUDITORIUM   | 8 WOMEN'S BATHROOM | 12 STORAGE BAR                           | 15 JANITORS CLOSET |
| 3 STAGE        | 9 MEN'S BATHROOM   | 13 SINKS AND ACCESS TO MEZZANINE STORAGE | 16 BAR             |
| 4 EGRESS STAIR | 10 LOUNGE SEATING  |  | 17 NEW STAIR       |
| 5 SIDE STAGE   |                    |  |                    |
| 6 GREEN ROOM   |                    |  |                    |

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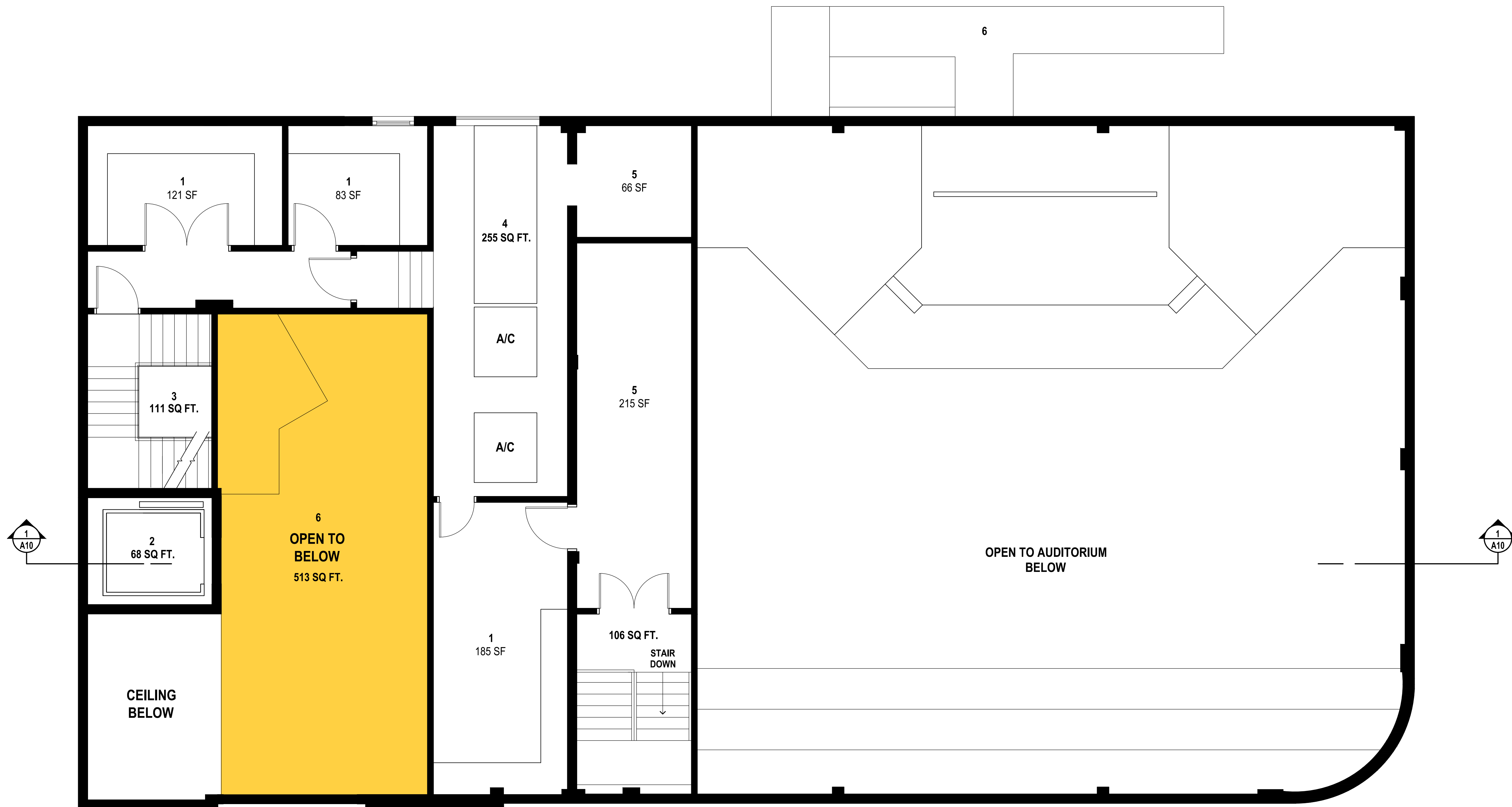
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**PROPOSED SECOND  
FLOOR PLAN**

**HARC A2**

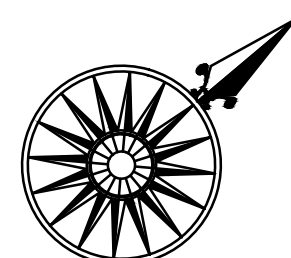
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**SECOND FLOOR MEZZANINE PLAN**  
SCALE 1/4" = 1'-0"

2,195 GROSS SQUARE FEET



513 SQ FT ADDED TO FLOOR AREA

**LEGEND:**

- 1 STORAGE
- 2 ELEVATOR
- 3 EGRESS STAIR
- 4 MECHANICAL ROOM
- 5 STORAGE ATTIC
- 6 NEW STAIR

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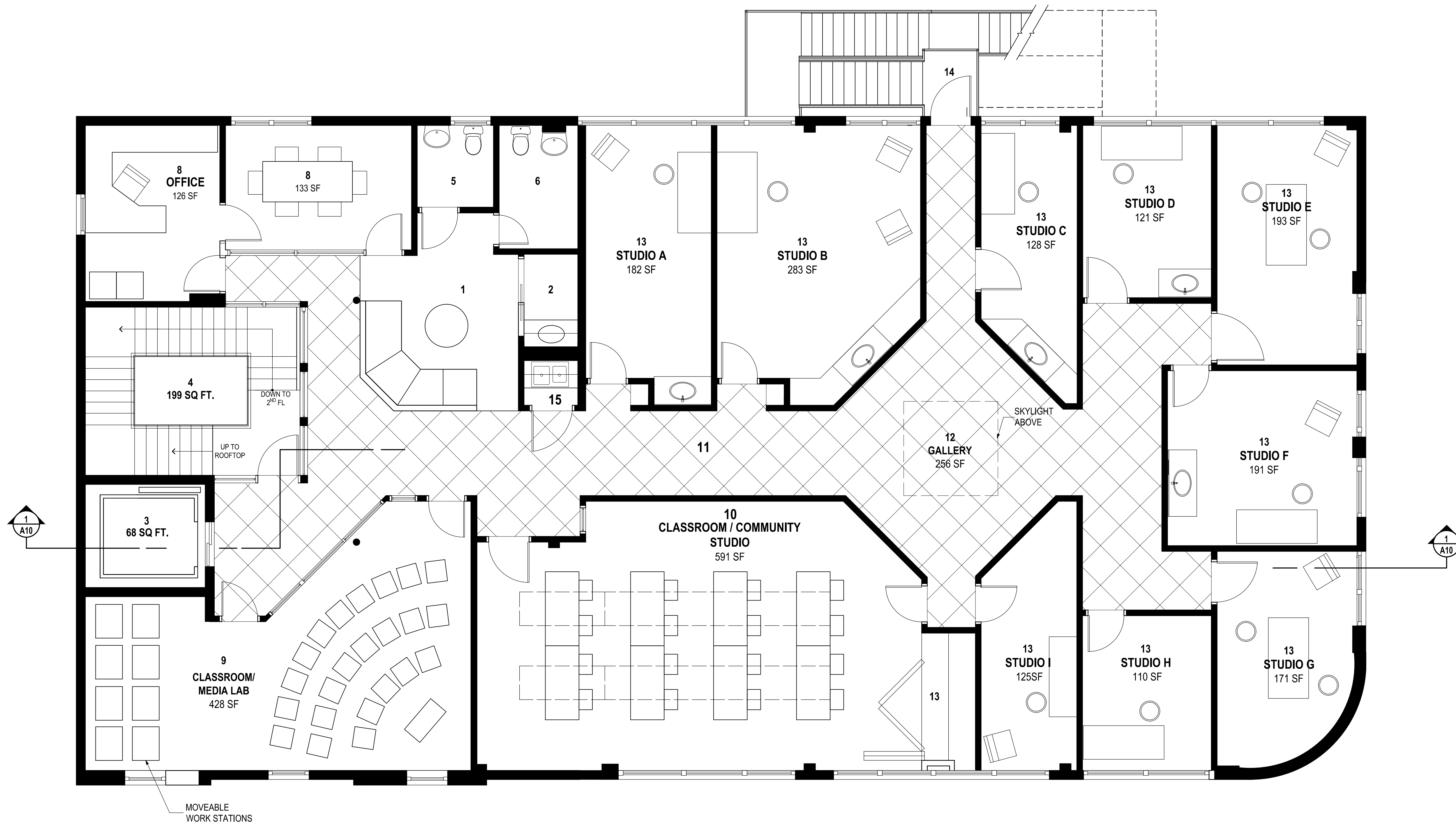
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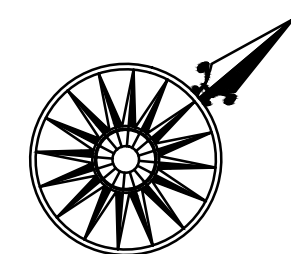
PROJECT NO: 1306

**SECOND FLOOR  
MEZZANINE PLAN**

**HARC A3**



**THIRD FLOOR PLAN**  
SCALE 1/4" = 1'-0"



4,713 GROSS SQUARE FEET

**LEGEND:**

- |                  |                           |                      |                     |
|------------------|---------------------------|----------------------|---------------------|
| 1 LOUNGE         | 6 WOMEN'S BATHROOM        | 10 STUDIO CLASSROOM  | 14 NEW STAIR        |
| 2 KITCHENETTE    | 7 MEETING ROOM            | 11 CORRIDOR/ GALLERY | 15 JANITOR'S CLOSET |
| 3 ELEVATOR       | 8 OFFICE                  | 12 GALLERY           |                     |
| 4 EGRESS STAIR   | 9 CLASSROOM AND MEDIA LAB | 13 STUDIO STORAGE    |                     |
| 5 MEN'S BATHROOM |                           |                      |                     |

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SCALE: AS NOTED

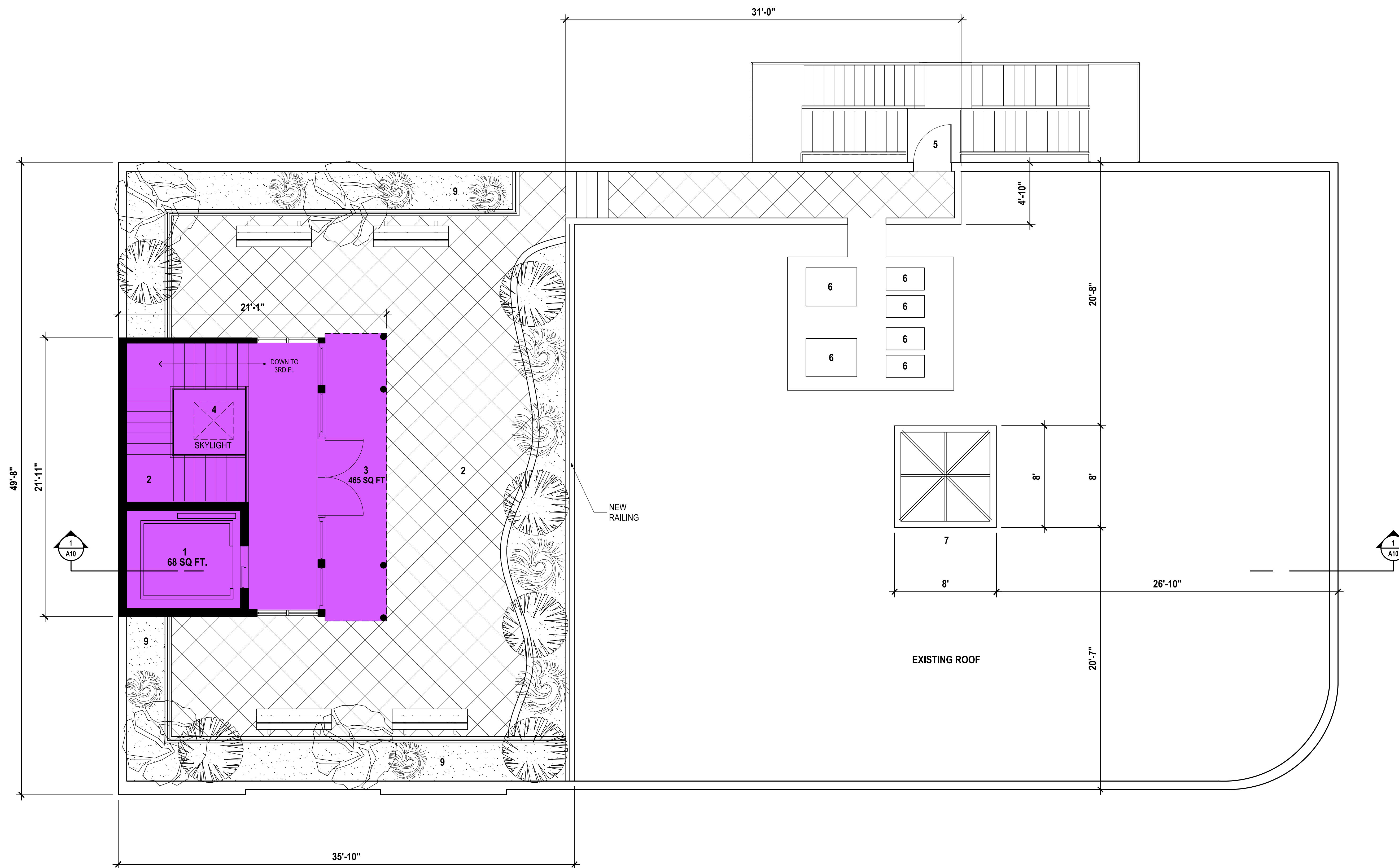
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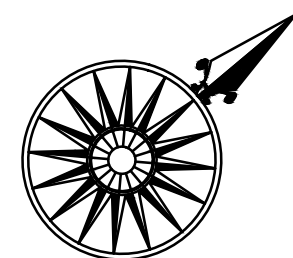
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**PROPOSED THIRD FLOOR PLAN**

**HARC A4**



**ROOF GARDEN FLOOR PLAN**  
SCALE 1/4" = 1'-0"



465 GROSS SQUARE FEET

465 SQ FT ADDED TO FLOOR AREA

- LEGEND:**
- 1 ELEVATOR
  - 2 TERRACE
  - 3 PORCH
  - 4 EGRESS STAIR
  - 5 NEW STAIR

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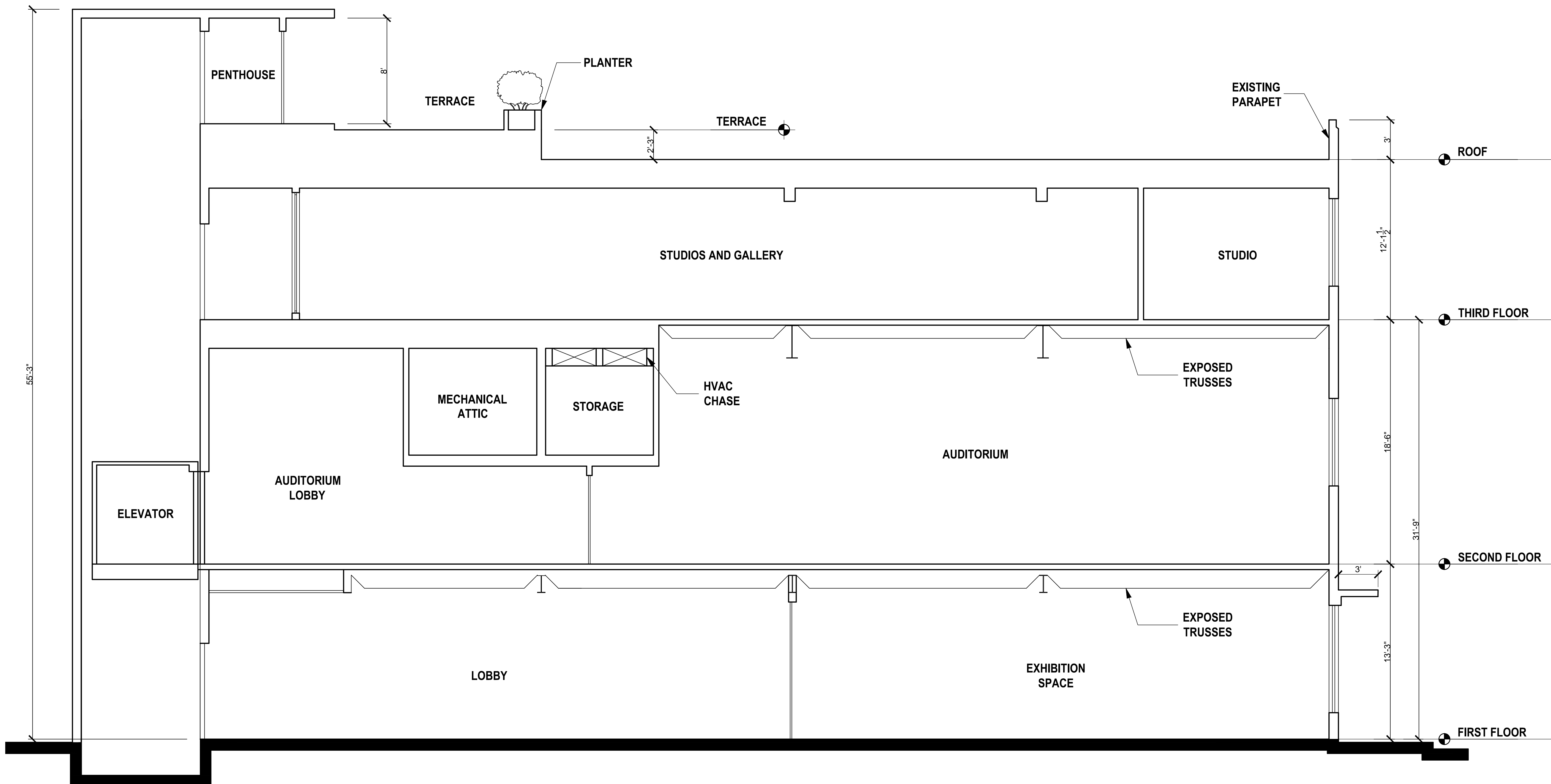
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**PROPOSED  
ROOF GARDEN  
FLOOR PLAN**

**HARCA5**



**PROPOSED BUILDING SECTION**  
 SCALE 1/4" = 1'-0"

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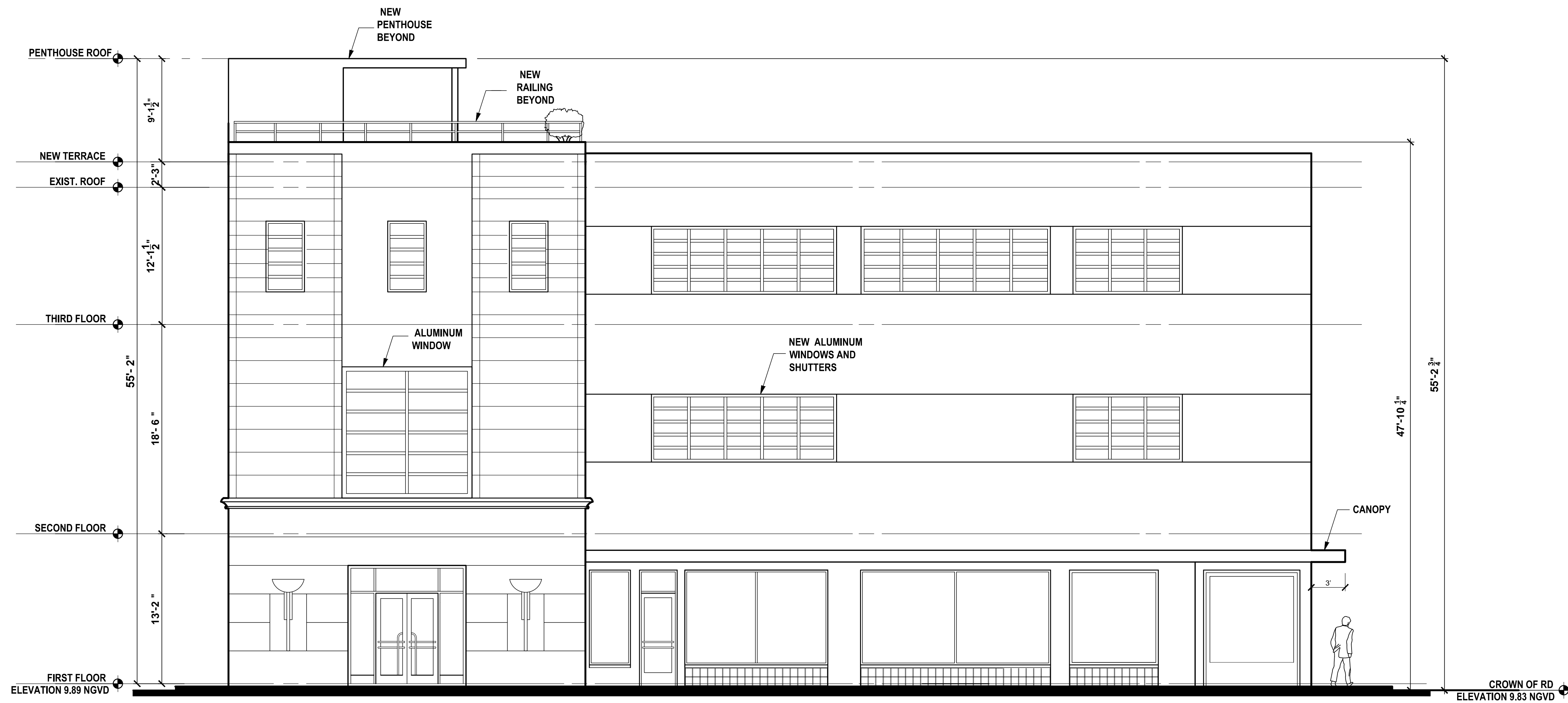
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F9J4G98: 581 & 174  
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 SCALE: AS NOTED  
 DRAWN BY: AG  
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**PROPOSED  
 BUILDING SECTION**

**HARCA10**

7 cdmj \ \ h\ 85% 'AJW U' 'A' ]' Y' 51W ]WV ]Y-bW]A YXYg] b' c' UmidUhcZ]hUb#  
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**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

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**THE STUDIOS  
OF KEY WEST**

533 EATON STREET  
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F9J-098 . S' i' %q' %

DATE: 12 / 30 / 13

SCALE: AS NOTED

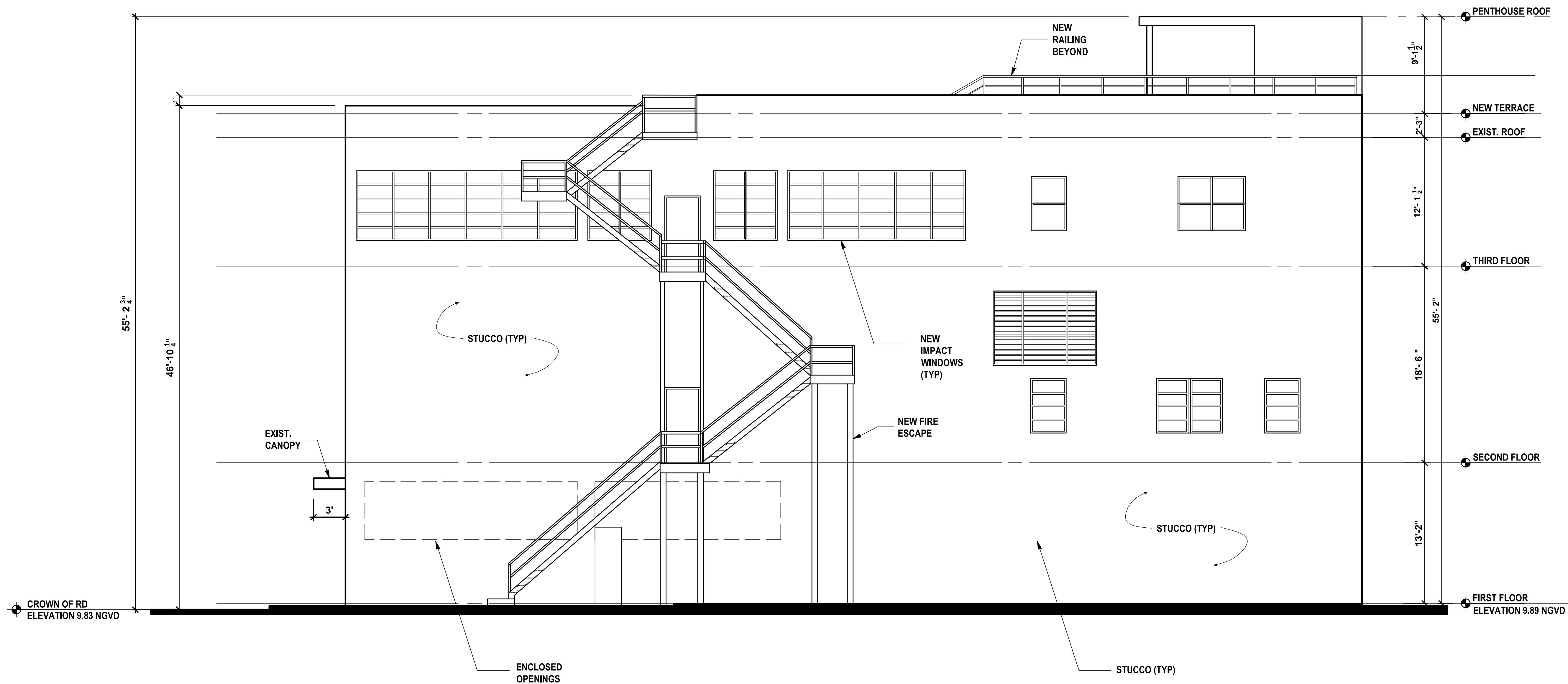
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**PROPOSED SOUTH  
ELEVATION**

**A6**



**NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

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F9J-098.5' i'96q'4

DATE: 12 / 30 / 13

SCALE: AS NOTED

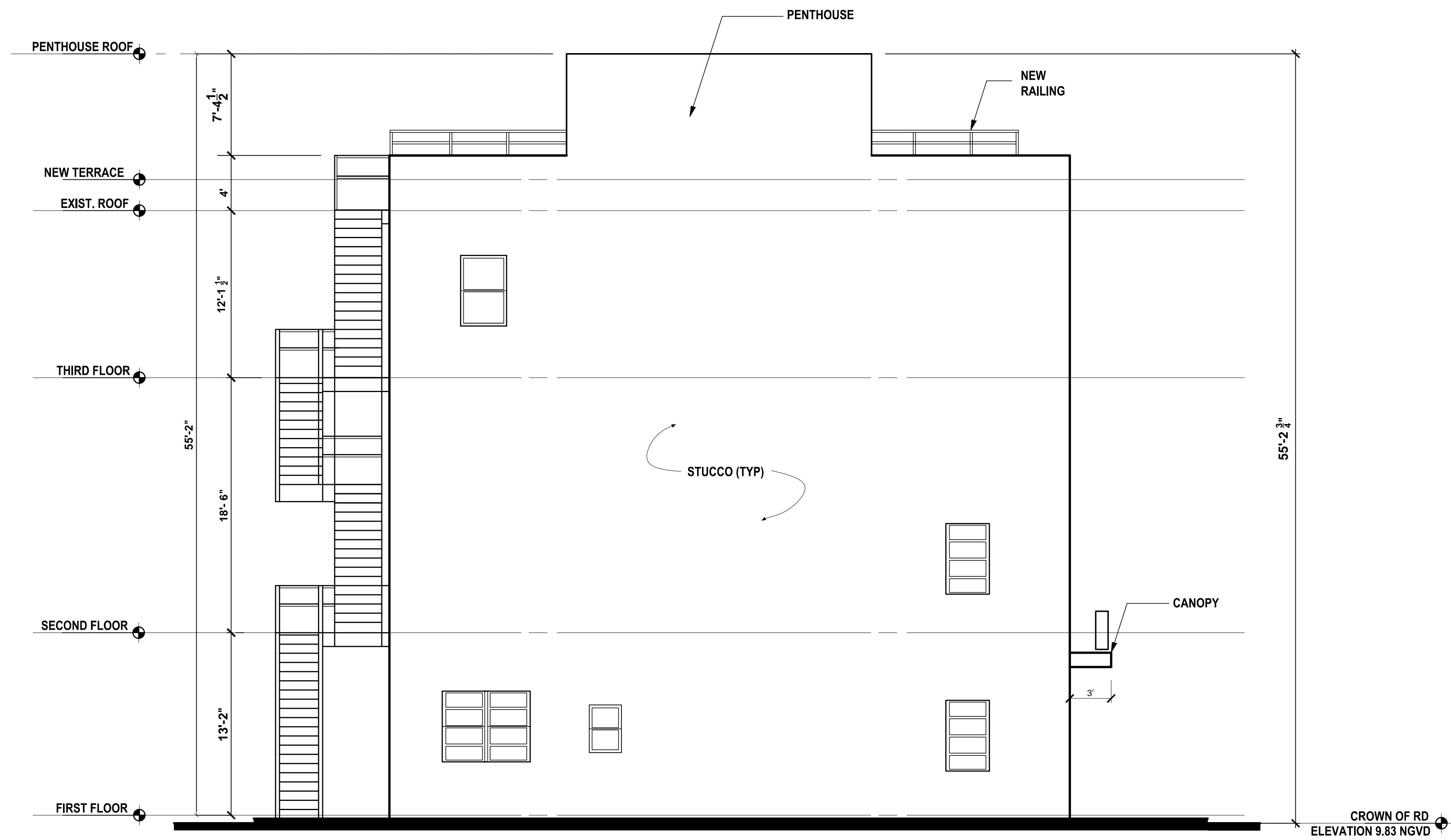
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**PROPOSED NORTH  
ELEVATION**

**A7**



**WEST ELEVATION**  
 SCALE 3/16" = 1'-0"

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F9J-098. S' 1'00q 74

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SCALE: AS NOTED

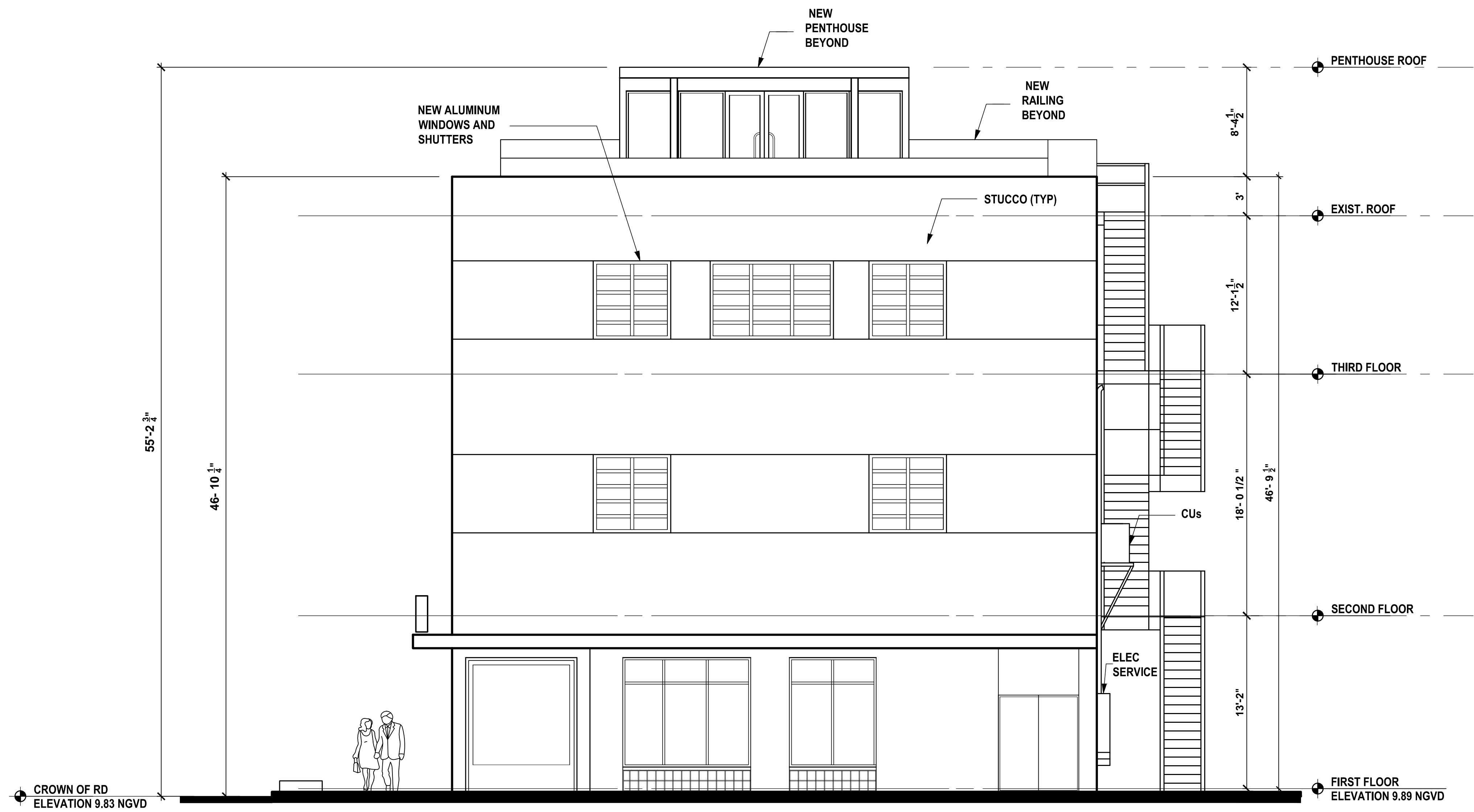
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**PROPOSED WEST  
 ELEVATION**

**A8**



**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

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F9J-098 . S' i' %q' %

DATE: 12 / 30 / 13

SCALE: AS NOTED

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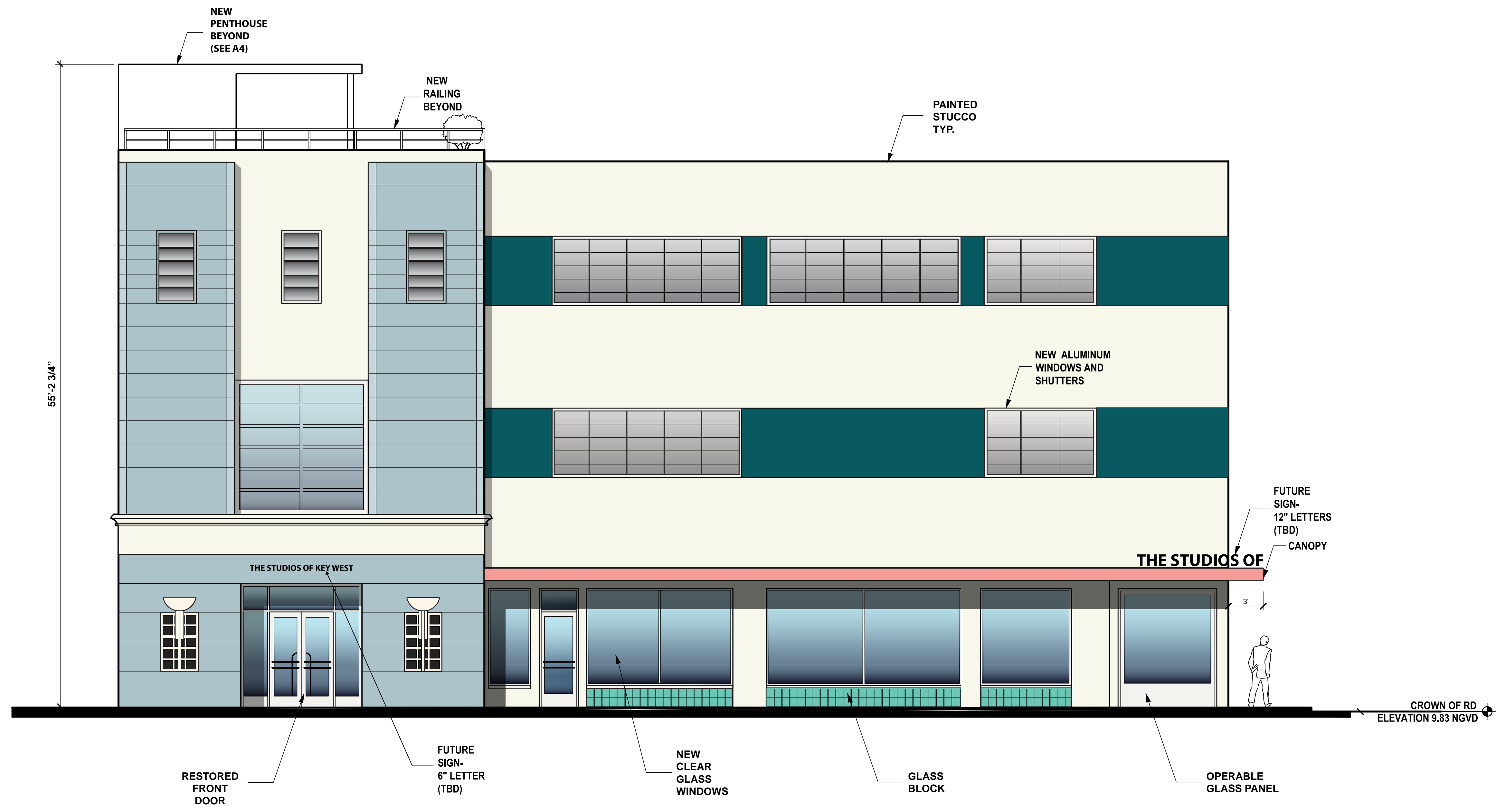
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**PROPOSED EAST  
ELEVATION**

**A9**





**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

**COLOR LEGEND**

<p><b>BENJAMIN MOORE</b> HARBOR HAZE 2136-60</p> <p><b>BENJAMIN MOORE</b> COLORADO GRAY 2136-50</p>	<p><b>BENJAMIN MOORE</b> MOONSHINE 2140-60</p> <p><b>BENJAMIN MOORE</b> NARRAGANSETT GREEN HC-157</p>	<p><b>BENJAMIN MOORE</b> PINK PEACH 2009-40</p>
---	---	---

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mlrarch@bellsouth.net

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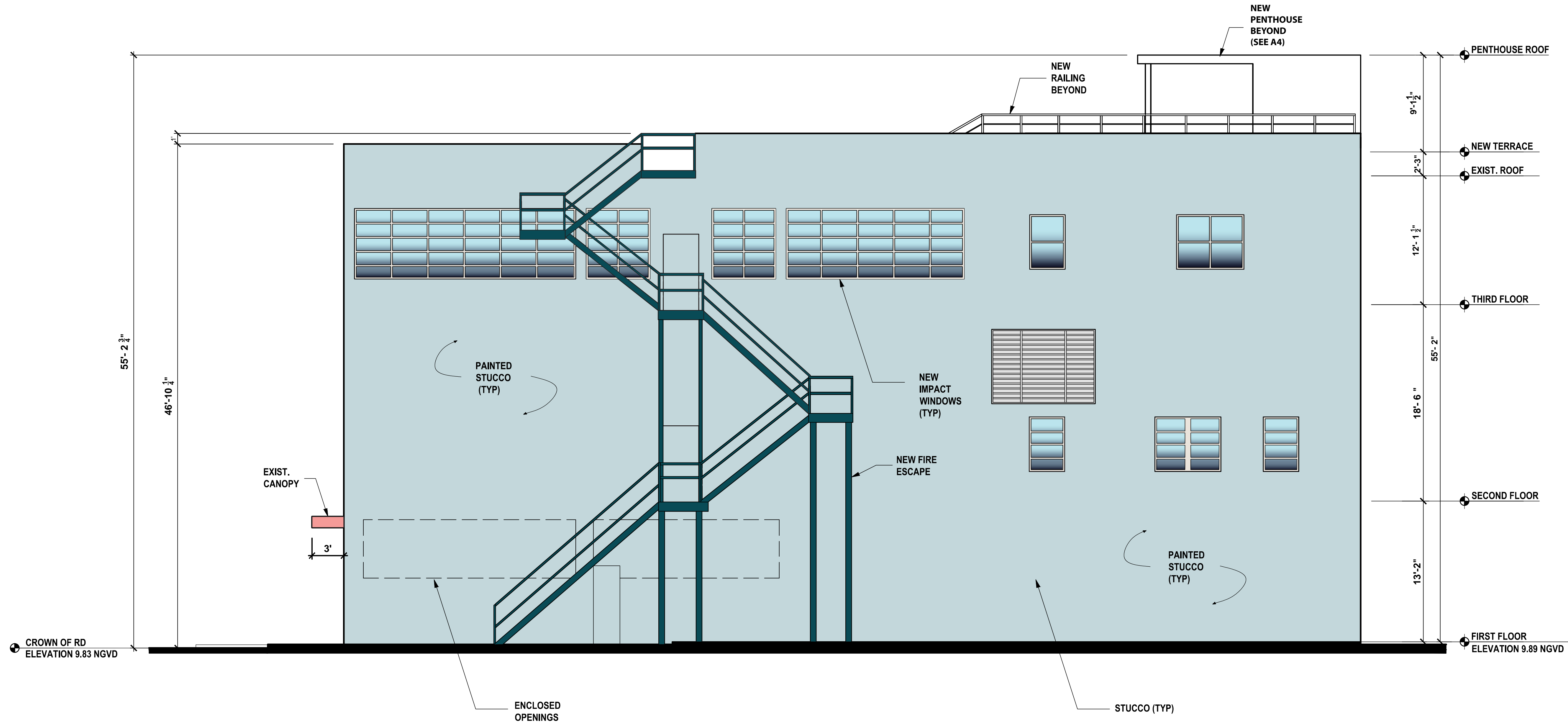
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**SOUTH ELEVATION  
EXTERIOR COLORS**

**A0**



**NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

**COLOR LEGEND**

	BENJAMIN MOORE HARBOR HAZE 2136-60		BENJAMIN MOORE NARRAGANSETT GREEN HC-157
	BENJAMIN MOORE PINK PEACH 2009-40		

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SCALE: AS NOTED

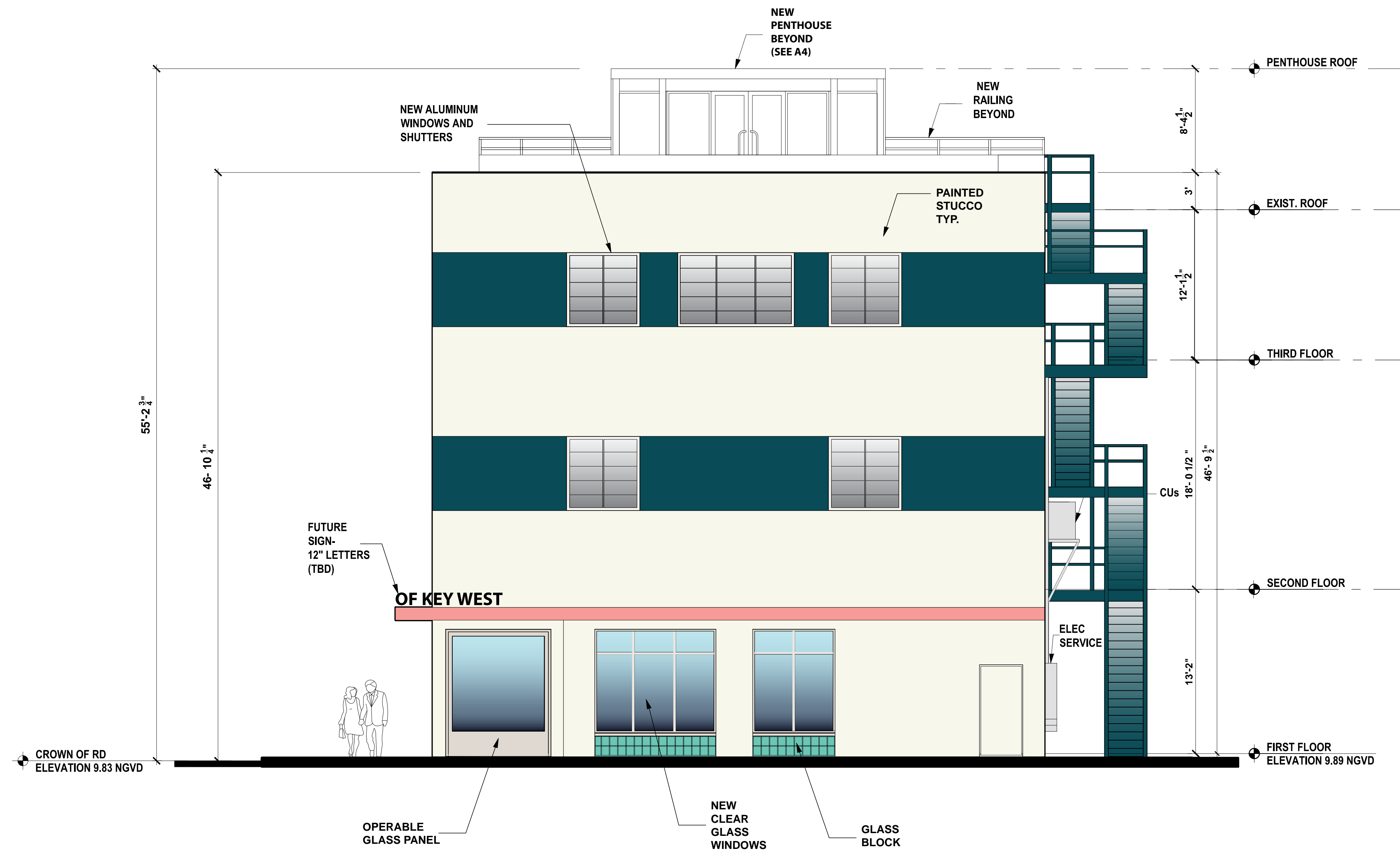
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**NORTH ELEVATION  
EXTERIOR COLORS**

**A1**



**COLOR LEGEND**

- BENJAMIN MOORE**  
MOONSHINE  
2140-60
- BENJAMIN MOORE**  
NARRAGANSETT GREEN  
HC-157
- BENJAMIN MOORE**  
PINK PEACH  
2009-40

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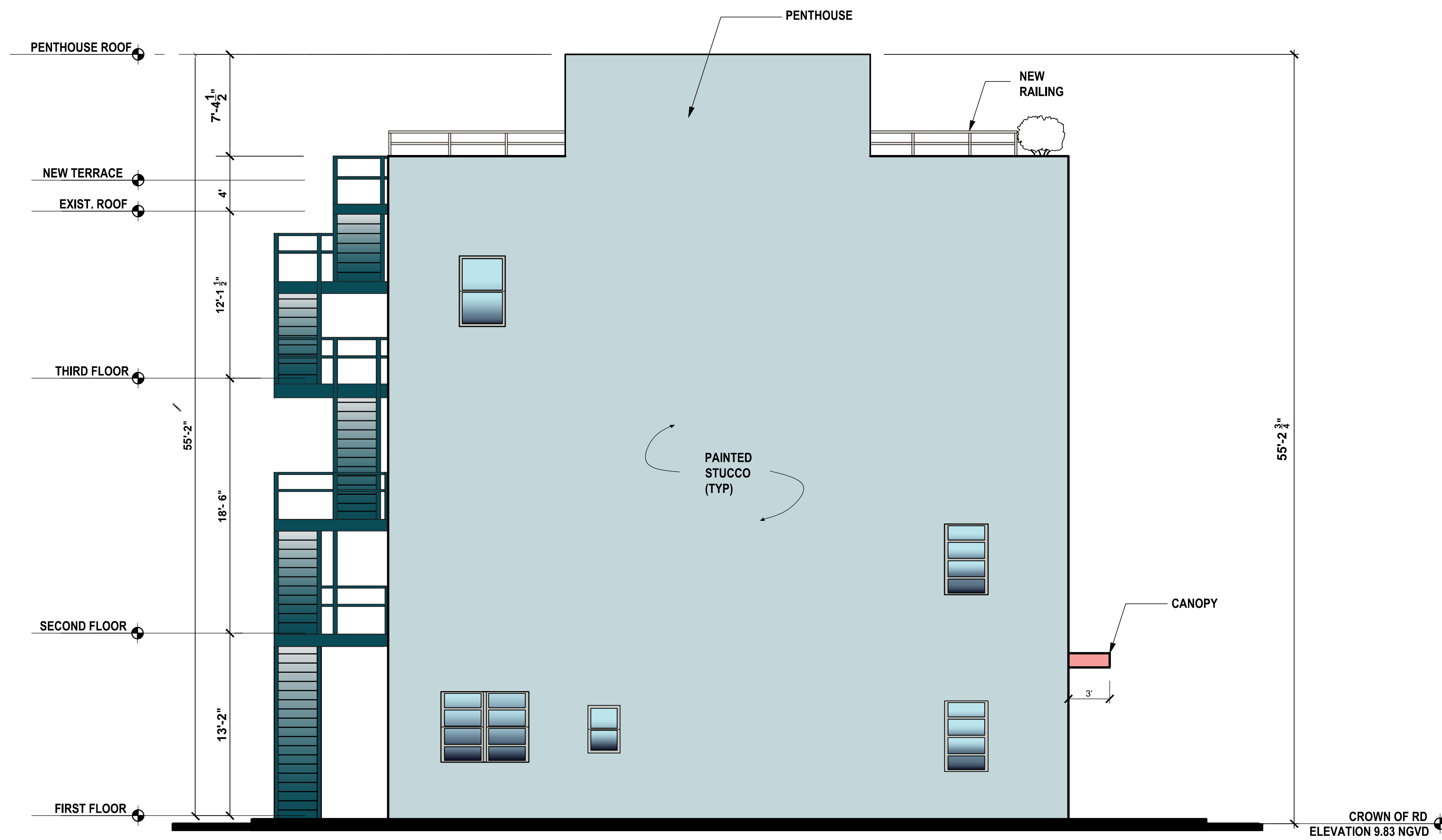
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**EAST ELEVATION  
EXTERIOR COLORS**

**A2**

**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

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**COLOR LEGEND**

	<b>BENJAMIN MOORE</b> HARBOR HAZE 2136-60
	<b>BENJAMIN MOORE</b> NARRAGANSETT GREEN HC-157
	<b>BENJAMIN MOORE</b> PINK PEACH 2009-40

**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

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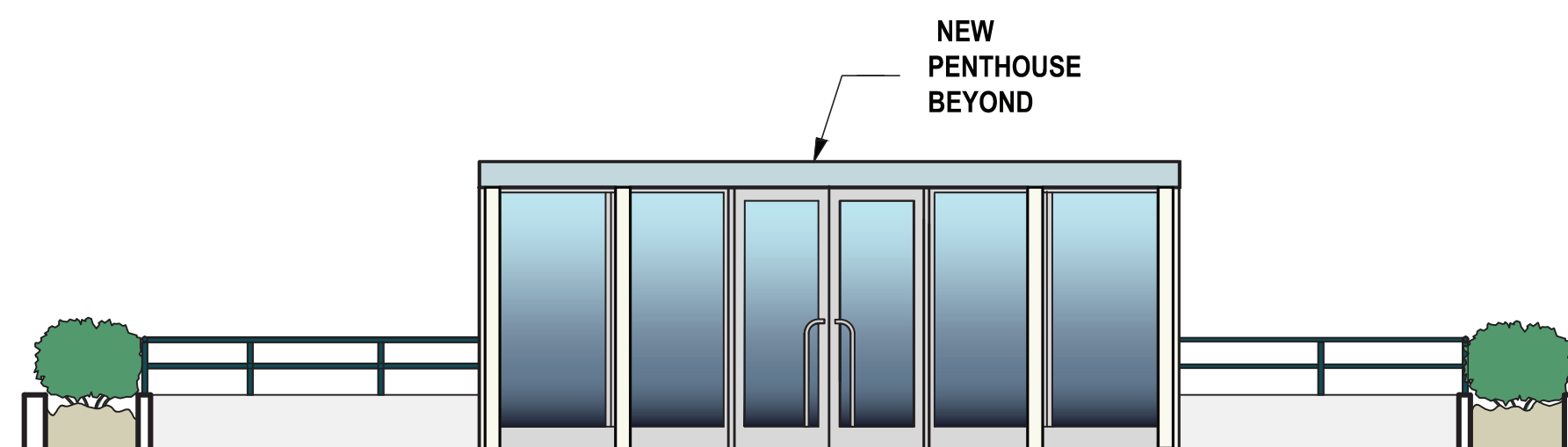
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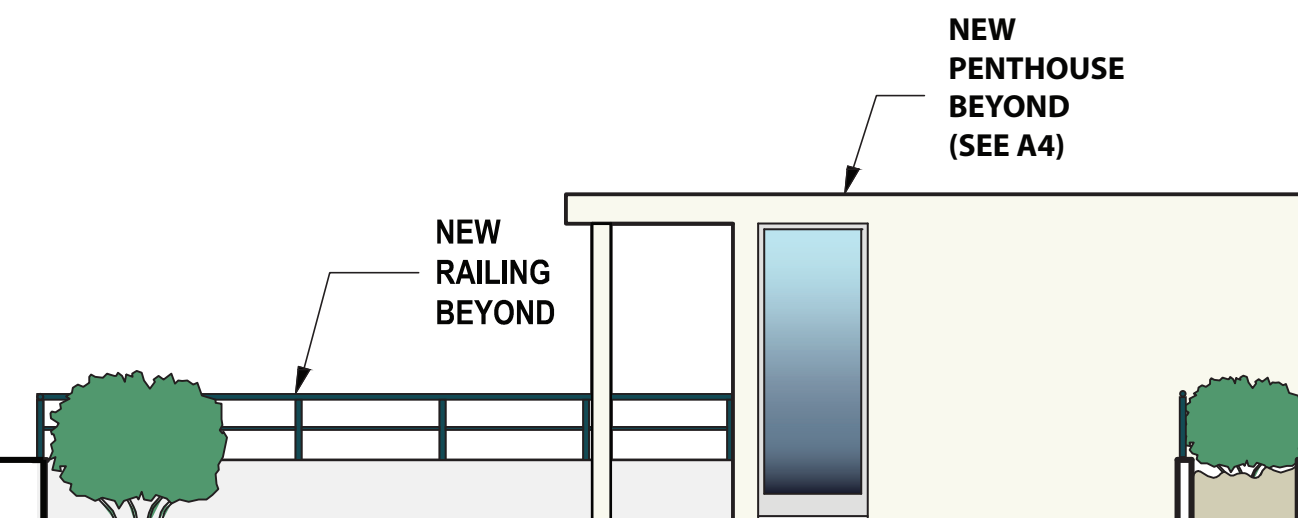
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**WEST ELEVATION  
EXTERIOR COLORS**

**A3**



**PENTHOUSE EAST ELEVATION**  
SCALE 3/16" = 1'-0"



**PENTHOUSE NORTH ELEVATION**  
SCALE 3/16" = 1'-0"

**COLOR LEGEND**

	<b>BENJAMIN MOORE</b> HARBOR HAZE 2136-60
	<b>BENJAMIN MOORE</b> MOONSHINE 2140-60
	<b>BENJAMIN MOORE</b> NARRAGANSETT GREEN HC-157

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**PENTHOUSE  
EAST AND NORTH  
ELEVATION  
EXTERIOR COLORS**

**A4**

# **Public Notice**

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., April 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**MAJOR DEVELOPMENT PLAN-INTERIOR ALTERATIONS, NEW WINDOWS, FIRE ESCAPE AND PENTHOUSE. NEW COLOR SCHEME.**

**FOR- #533 EATON STREET**

**Applicant- Michael Miller, Architect**

**Application # H14-01-0416**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Patrick Wright, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
533 Cotton St. on the  
9 day of April, 2014.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on April 24, 2014.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is \_\_\_\_\_.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Patrick Wright  
Date: 4-9-14  
Address: 402 Appelpont Ln  
City: Key West  
State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 9 day of April, 2014.

By (Print name of Affiant) Mr. Patrick Wright who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Richard Puente  
Print Name: Richard Puente

Notary Public - State of Florida (seal)

My Commission Expires: 4-9-2014





THE  
**STUDIOS  
OF KEY WEST**  
THE NEW BEACON OF THE ARTS

Public  
Meeting  
Notice

**PUBLIC NOTICE**

**PUBLIC NOTICE**

Public  
Meeting  
Notice

**Property Appraiser  
Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Friday, April 18th in observance of Good Friday. Our offices will re-open Monday at 8am

Website: April 18th in observance of Good Friday. Our offices will re-open Monday at 8am  
Requires Adobe Flash 10.3 or higher

**Property Record Card -**  
**Maps are now launching the new map application version.**

**Alternate Key: 1004294 Parcel ID: 00004130-000000**

**Ownership Details**

**Mailing Address:**  
THE STUDIOS OF KEY WEST INC  
600 WHITE ST  
KEY WEST, FL 33040-7153

**Property Details**

**PC Code:** 77 - CLUBS,LODGES (PC/LIST)  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 06-68-25  
**Property Location:** 533 EATON ST KEY WEST  
**Legal Description:** KW PT LOT 1 SQR 24 G47-189/90 OR2656-2005/06

Click Map Image to open interactive viewer



**Land Details**

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	96	5,200.00 SF

**Building Summary**

Number of Buildings: 1  
 Number of Commercial Buildings: 1

Total Living Area: 13631  
 Year Built: 1958

### Building 1 Details

<b>Building Type</b>	<b>Condition F</b>	<b>Quality Grade 450</b>
<b>Effective Age 25</b>	<b>Perimeter 864</b>	<b>Depreciation % 33</b>
<b>Year Built 1958</b>	<b>Special Arch 0</b>	<b>Grnd Floor Area 13,631</b>
<b>Functional Obs 0</b>	<b>Economic Obs 0</b>	

**Inclusions:**

<b>Roof Type</b>	<b>Roof Cover</b>	<b>Foundation</b>
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

**Extra Features:**

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	17	Dishwasher	0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,240
2	SBF		1	1990					455
3	FLA		1	1990					4,696
4	FLA		1	1990					4,695

**Interior Finish:**

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1081	CLUBS/LDG/HALLS B	26	N	Y
	1082	1 STY STORE-B	74	N	Y
	1084	CLUBS/LDG/HALLS B	100	N	Y
	1085	CLUBS/LDG/HALLS B	100	N	Y

**Exterior Wall:**

Interior Finish Nbr	Type	Area %
338	C.B.S.	100

**Appraiser Notes**

2012-02-15 CITY OF KW FEB 8,2012 ASSIGNMENT OF 533 EATON ST AS PRIMARY ADDRESS WITH UNIT #'S. SEE ATTACHMENT.DKRAUSE

2004-01-20 -SCOTTISH RITE TEMPLE'S LOWER LEVEL FOR RENT FOR \$26,400./-SKI

TPP 8528647 - KEYS OFFICE EQUIPMENT

**Building Permits**

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 08-0018	01/24/2008	02/01/2008	2,400	Commercial	INSTALL 25 LF OF NON STRUCTURAL WALL WITH FRENCH DOOR AND DRY WALL
1 13-1993	05/01/2013		100	Commercial	EXTEND PERMIT #07-1671 FOR FINAL INSPECTION. CHANGE OUT OF TWO 2 TEN TON CONDENSER.
1 13-1992	05/01/2013		100	Commercial	EXTEND PERMIT #97-625 FOR FINAL INSPECTION. CHANGE OUT OF TWO 10-TON AIR HANDLERS.
1 13-1991	05/01/2013		100	Commercial	EXTEND PERMIT #02-1519 FOR FINAL INSPECTION. CHANGE OUT OF A 10-TON CONDENSER UNIT.
10-1640	05/20/2010		7,200	Commercial	RELOCATE EXISTING MAIN SERVICE FROM WOODEN POLE ON EATON TO NEW SERVICE ON SIMONTON.
10-1304	04/28/2010		6,450	Commercial	REMOVE AND REPLACE RUST AREAS ON STEEL STAIRWAY DECKS.
09-3282	10/13/2009		6,500	Commercial	INSTALL 10SQS ROOFING.
07-3636	07/26/2007		1,150	Commercial	REPLACE 2 DOORS.
1 B94-3855	11/01/1994	12/01/1994	3,600		INTERIOR RENOVATIONS
1 A95-0698	03/01/1995	11/01/1995	600	Commercial	3 SQS ROOFING
1 M95-2952	09/01/1995	11/01/1995	16,000	Commercial	REPLACE/REPAIR 4/5 TON AC
1 E953032	09/01/1995	11/01/1995	1,000	Commercial	2/5 HP CONDENSERS
1 97-0625	03/01/1997	07/01/1997	10,000	Commercial	CHANGEOUT 2-10 TON AC
1 00-0932	04/19/2000	07/17/2000	2,200	Commercial	NEW DOORS
1 01-0294	01/23/2001	10/11/2001	3,000	Commercial	REPLACE STOREFRONT GLASS
1 02-1519	06/13/2002	08/19/2002	4,500	Commercial	CHANGE 10-TON COND.
1 03-0949	03/18/2003	08/12/2004	7,000	Commercial	REPLACE SEWER LINE
1 03-1207	04/08/2003	08/12/2004	12,800	Commercial	INTERIOR RENOVATIONS

1	03-2545	07/22/2003	08/12/2004	7,000	Commercial	A/C SYSTEM
1	03-3129	09/08/2003	08/12/2004	1,500	Commercial	PAINT EXTERIOR
1	03-4142	12/08/2003	08/12/2004	2,000	Commercial	FLOORING TILE & DROP CEILING
1	07-1671	04/05/2007	04/05/2007	9,600	Commercial	CHANGE OUT TWO TEN TON CONDENSERS UNITS

### Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2012	1,748,181	0	763,645	2,511,826	2,511,826	1,934,106	577,720
2011	1,748,181	0	848,494	2,596,675	2,596,675	1,999,440	597,235
2010	1,838,995	0	532,792	2,371,787	2,371,787	1,826,276	545,511
2009	1,838,995	0	611,000	2,449,995	2,449,995	1,886,496	563,499
2008	1,929,810	0	676,000	2,605,810	2,605,810	2,006,474	599,336
2007	1,297,749	0	676,000	1,973,749	1,973,749	1,519,787	453,962
2006	1,297,749	0	520,000	1,817,749	1,817,749	1,399,667	418,082
2005	1,243,078	0	468,000	1,711,078	1,711,078	1,317,530	393,548
2004	1,166,470	0	338,000	1,504,470	1,504,470	1,158,442	346,028
2003	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2002	1,166,470	0	208,000	1,374,470	1,374,470	1,058,342	316,128
2001	919,153	0	208,000	1,127,153	1,127,153	867,908	259,245
2000	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1999	956,416	0	140,400	1,096,816	1,096,816	844,548	252,268
1998	639,100	0	140,400	779,500	779,500	600,215	179,285
1997	639,100	0	130,000	769,100	769,100	592,207	176,893
1996	581,001	0	130,000	711,001	711,001	547,470	163,531
1995	581,001	0	130,000	711,001	711,001	547,470	163,531
1994	581,001	0	130,000	711,001	711,001	547,470	163,531
1993	581,001	0	130,000	711,001	711,001	547,470	163,531
1992	581,001	0	130,000	711,001	711,001	547,470	163,531
1991	581,001	0	130,000	711,001	711,001	547,470	163,531
1990	592,029	0	110,500	702,529	702,529	540,947	161,582
1989	552,657	0	109,200	661,857	661,857	509,629	152,228
1988	512,508	2,546	98,800	613,854	613,854	497,221	116,633
1987	504,620	2,575	51,450	558,645	558,645	452,502	106,143
1986	490,182	7,700	50,400	548,282	548,282	444,108	104,174
1985	480,860	7,700	43,200	531,760	531,760	430,725	101,035
1984	474,594	7,700	43,200	525,494	525,494	425,650	99,844
1983	474,594	7,700	21,372	503,666	503,666	407,969	95,697
1982	409,253	7,700	21,372	438,325	438,325	438,325	0

## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/30/2013	2656 / 2005	2,200,000	WD	17

This page has been visited 44,939 times.

Monroe County Monroe County Property Appraiser  
Scott P. Russell, CFA  
P.O. Box 1176 Key West, FL 33041-1176